

CITY OF TWIN FALLS
PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the public meeting, the Chairman shall review the public hearing procedures, confirm a quorum is present and introduce staff present.
2. Individuals wishing to testify or speak before the Commission shall wait to be recognized by the Chairman, approach the microphone/podium, state their name and address, then commence with their comments. Following their statements, they shall write their name and address on the Sign-In record sheet(s) located on a separate table near the entrance of the chambers. The administrative assistant shall make an audio recording of each public meeting.
3. **The Applicant, or the spokesperson for the Applicant, shall make a presentation** on the application/request. No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing – WHICH IS A MINIMUM OF 15 DAYS PRIOR TO PUBLIC HEARING. **The applicant's presentation should include the following:**
 - **A complete explanation and description of the request.**
 - **Why the request is being made.**
 - **Location of the Property.**
 - **Impacts on the surrounding properties and efforts to mitigate those impacts.**

The Applicant is limited to 15 minutes, unless a written request for additional time is received and granted by the Chairman prior to commencement of the public meeting.
4. Upon completion of the applicant's presentation City Staff will present a staff report which shall summarize the application/request, history of the property, if any, staff analysis of the request and any recommendations.
 - **The Commission may ask questions of staff or the applicant pertaining to the request at this time.**
5. The public will then be given the opportunity to provide public testimony/input/comments regarding the request.
 - **The Chairman may limit public testimony to no more than two (2) minutes per person.**
 - **Five (5) or more individuals, having received personal public notice of the application under consideration, may select a spokesperson by written petition. The spokesperson shall be limited to 15 minutes.**
 - **No written comments, including e-mail, received after 12:00 o'clock noon on the date of the hearing will be accepted for consideration by the hearing body. Written comments, including e-mail, received by 12:00 o'clock noon or before the date of the hearing shall be either read into the record or displayed on the overhead projector either during or upon the completion of public comment.**
 - **Following the Public Testimony, the applicant is permitted a maximum five (5) minutes rebuttal to respond to Public Testimony.**
6. Following the Public Testimony and Applicant's response, the Public Input portion of the public hearing shall be closed-**No further public testimony is permitted.** Commission Members, as recognized by the Chairman, shall be allowed to request clarification of any public testimony received of the Applicant, Staff or any person who has testified. The Chairman may again establish time limits.
7. The Chairman shall then close the Public Hearing. The Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. **Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed.** Legal or procedural questions may be directed to the City Attorney.

**** Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and thereafter removed from the room by order of the Chairman.**

AGENDA ITEM III-1

Request: Request for the Commission's consideration of the Preliminary Plat of Westpark Commercial Subdivision #7 - PUD, 2.53 (+/-) acres consisting of one lot on property located at 1810 Washington Street North, c/o Gerald Martens on behalf of Westpark Partners, LLC.

Time Estimate:

The applicant's presentation may take up to fifteen (15) minutes. Staff's presentation may be up to five (5) minutes.

Background:

Applicant:	Status: Property Owner	Size: 2.53(+/-) acres
Westpark Partners, LLC c/o Gerald Martens 621 N. College Rd, Ste 100 Twin Falls, Idaho 83301 208-734-4888 208-420-2461cell gmartens@ehminc.com	Current Zoning: C-1 PUD	Requested Zoning: Approval of a preliminary plat
	Comprehensive Plan: Commercial – Retail	Lot Count: 1 lot
	Existing Land Use: undeveloped	Proposed Land Use: commercial
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: C-1 PUD; Bach Storage, mini storage units	East: C-1 PUD; undeveloped
	South: C-1 PUD; Walgreen's	West: R-2; Residential, Los Lagos
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-8, 10-6-1, 10-7-6, 10-10-1 through 3, 10-11-1 through 9, 10-12-2.3	

Approval Process:

As per Twin Falls City Code 10-12-2.3 Action on Preliminary Plat:

The Commission may approve, conditionally approve, disapprove or table for additional information when acting on the preliminary plat. If tabled, approval or disapproval shall occur at the regular meeting following the meeting at which the plat is first considered by the Commission. The action and the reasons for such action shall be stated in writing by the Administrator and forwarded to the applicant. The administrator shall also forward a statement of the action taken and the reasons for such action together with a copy of the preliminary plat to the Council for its information and record.

Budget Impact:

As the request is for a Preliminary Plat, approval of this request will have negligible impact on the City budget.

Regulatory Impact:

After a public hearing, a recommendation from the Planning and Zoning Commission for the requested change will allow the request to proceed to the City Council for a decision.

History:

This area was part of a request for a Comprehensive Plan Map change from residential to commercial and open space and a rezone from R-1-4300 to C-1 PUD and OS, which was reviewed by the Planning and Zoning Commission on February 9, 1993. The Commission recommended approval of the request as a C-1 & R-4 PRO PUD zoning. The request was approved by the City Council on April 19, 1993, with the Commission's recommendations, including the following:

1. Lot 6 at the intersection of Pole Line Road and Washington St N be rezoned R-4 PRO PUD.
2. Accesses to the lots on Pole Line Road to be limited to minimum 660 foot spacing and limited to shared accesses between the lots.

3. Relocate the access between lots 6 & 7 further from Washington St N and access lots 7 through an internal access easement through lot 6.
4. Provide a 44 foot wide public access road along the east side of Lot 1 to serve future development to the north. This is at the 1/2 mile (Harrison St) alignment. Make provisions to delete the approach aligned with the existing Lazy J access upon full development of the Harrison St intersection.
5. Provide a 44 foot wide public north-south access road off Pole Line Road through the C-1 PUD area to the future residential development to the north.
6. Dedicate a 40 foot 1/2 right-of-way on Washington St N and build to a 32 foot wide half arterial section.
7. A landscaped berm required on the west side of Lot 5.
8. Public parking required on Lots 1 & 2 for public access to the Perrine Coulee green belt.

As per condition #1 The PUD rezoned a 4.5 acre parcel, referenced as "Lot 6", located at the northeast corner of Washington St N and Pole Line Road as R-4 PRO.

Westpark Commercial Subdivision, No. 3 was recorded in May 2006. The plat consists of 24 (+/-) acres with 3 commercial lots. Lot 6, Block 2 is 2.98 acres and is located at the northeast corner of Pole Line Road and Washington Street North. Lot 6, Block 2, 2.98 acre lot (+/-), was zoned R-4 PRO PUD. The owner wanted to develop a Walgreens and requested a PUD Modification/rezone of this lot from R-4 PRO PUD to C-1 PUD.

The City Council approved an amendment to the Northbridge PUD on September 24, 2007 rezoning Lot 6, Block 2 Westpark Commercial Subdivision #3-a PUD from R-4 PRO to C-1 PUD. At the time the applicants only owned the 3 acre platted lot, leaving the remaining 1.5 acre parcel to the north zoned R-4 PRO. They purchased the remaining 1.5 acre parcel of Lot 6, Block 2 of West Park Commercial Subdivision #3-a PUD and on July 14, 2008 the City Council approved a PUD Modification of the Northbridge PUD rezoning the remaining 1.5 R-4 PRO zoned parcel to C-1 PUD.

On January 8, 2008 the Commission approved a Special Use Permit to operate a retail business outside the permitted hours of operation of 7:00 am to 10:00 pm, to operate a drive-through facility, and to operate a 32 sf message center sign. The sign code has since been modified, allowing a message center sign without a special use permit.

A Certificate of Occupancy was issued for the new Walgreen's store located on the proposed Lot 1, Block 1 of the Magic Valley Marketplace Subdivision on October 1, 2009.

May 16th, 1994 Council approved the Northbridge #2 PUD Agreement. August 22nd, 2005 the Council approved a PUD modification to the Northbridge #2 PUD to allow a storage unit facility.

On April 23, 2012 there was a Preliminary PUD Presentation on the rezone / PUD request made to the Commission at a public meeting.

Analysis:

This Preliminary Plat for the Westpark Commercial Subdivision #7 – a PUD includes 2.53 (+/-) acres and is in the public hearing process to be rezoned to C-1 PUD Westpark Commercial #7 from C-1 PUD Northbridge PUD and Northbridge #2 PUD. The request is to plat one (1) lot. The site is located at 1810 Washington Street North. The property is currently vacant. It is located in Lot 4; Block 2 of the Westpark Commercial Subdivision #3. Part of the lot is covered under the Northbridge PUD and the remainder under the Northbridge #2 PUD. This lot is proposed to be platted and have a separate PUD that is to be consistent with the most restrictive of the Northbridge PUDs. The property to the north is zoned C-1 PUD and developed as Bach Storage. To the east is vacant property that is zoned C-1 PUD. The property to the south is zoned C-1 PUD and is developed as Walgreens. To the west is Washington Street North and property zoned R-4 and R-2 and is mostly developed as the Los Lagos residential subdivision.

The intended use for the Westpark Commercial Subdivision #7 – a PUD is to allow the commercial development of a hotel and accessory uses. There is not a minimum lot square footage requirement in the C-1 zone for commercial uses; the lot is required to be of "sufficient size to provide for the building, the required setbacks, off street parking and landscaping". A full review of required improvements will be made by the Building, Planning, Fire and Engineering Departments for full compliance with minimum development standards prior to issuance of any building permits.

Conclusion:

Staff recommends the Commission approve the preliminary plat of the Westpark Commercial Subdivision #7- a PUD, as presented, and subject to the following conditions:

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to arterial and collector streets adjacent and within the property being dedicated to the City of Twin Falls and to be rebuilt or built to current City standards upon development or change of use of the property.
3. Subject to compliance with a “recorded” PUD Agreement, concurrent with approval of the final plat or prior to recordation of the final plat.
4. Subject to the deed being revised in Westpark Commercial Subdivision #3, Lot 4 to exclude this subdivision, if approved.

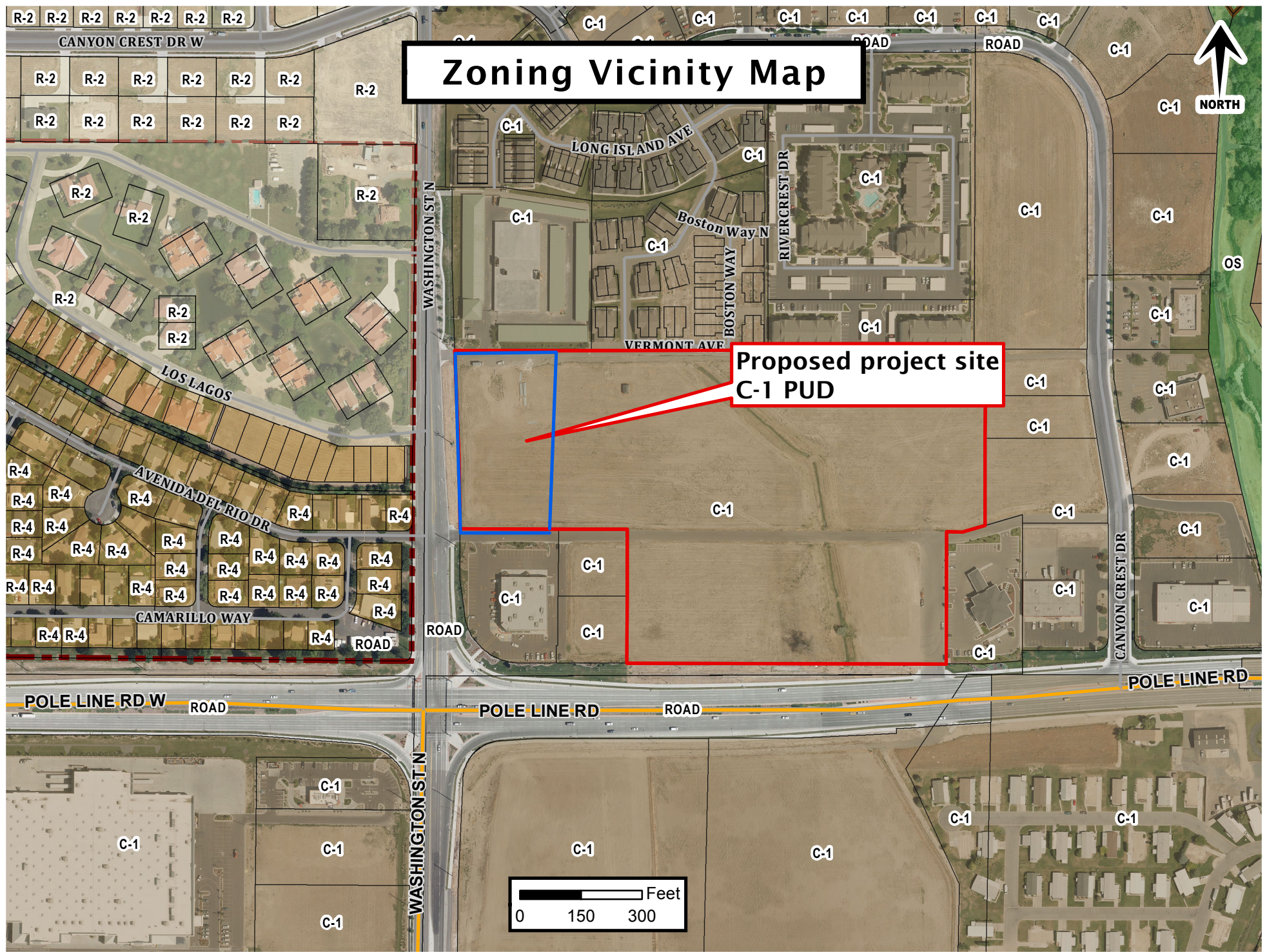
Attachments:

1. Zoning Vicinity Map
2. Aerial Map
3. Current West Park Commercial Subdivision
4. Preliminary Plat Exhibit
5. Current/Proposed PUD Boundary Map
6. Comprehensive Plan Map of Site
7. Draft of the Final/Master Development Plan
8. Photos

Zoning Vicinity Map



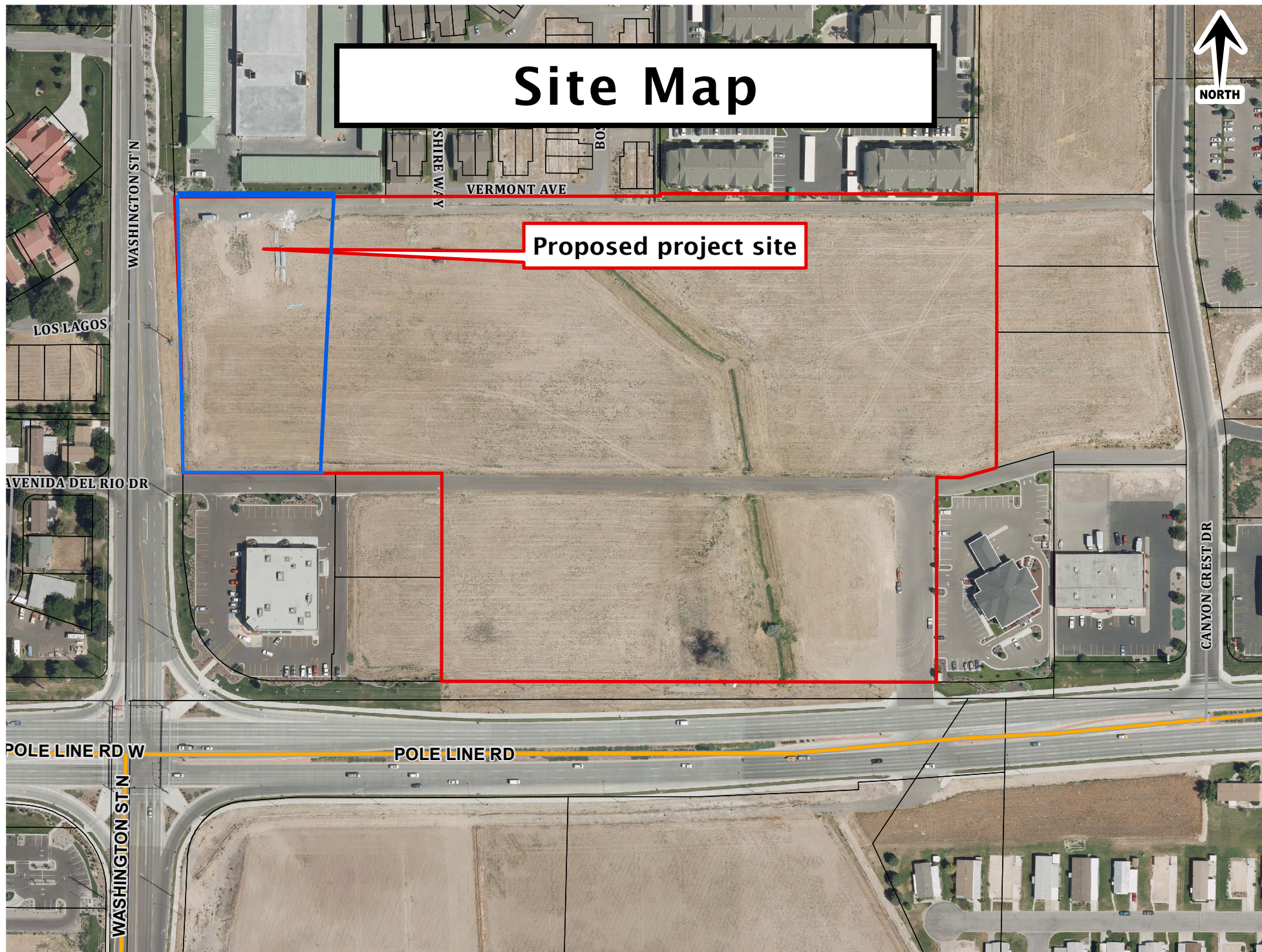
Proposed project site
C-1 PUD



Site Map



Proposed project site



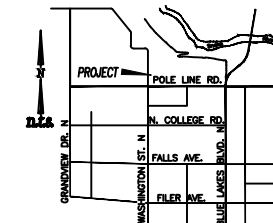
Preliminary Plat For Westpark Commercial Subdivision No. 7 PUD

Located In
A Portion of
Lot 4, Block 2
WESTPARK COMMERCIAL
Subdivision NO. 3
In
SW 4 SW 4, Section 33
Township 9 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2013

Legend

—	BOUNDARY LINE
- - -	LOT LINE
- - -	BUILDING SETBACK LINE
- - -	SECTION LINE
- - -	EDGE OF ASPHALT
- - -	EXISTING GROUND CONTOUR (DATUM)
+	SIGN
+	FIRE HYDRANT

Vicinity Map

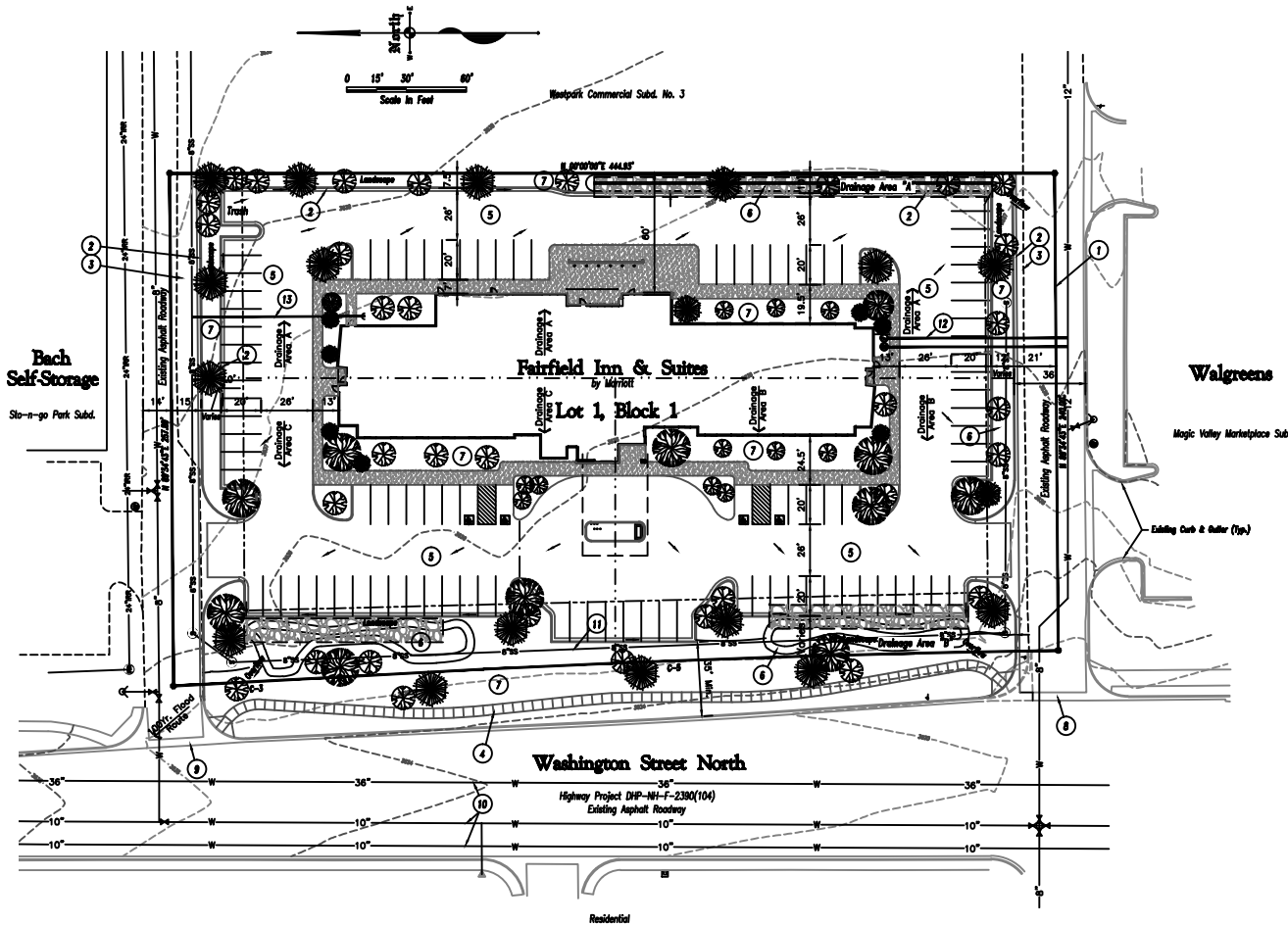


Key Notes

- | | |
|--|---|
| 1 Proposed Property Boundary Line | 8 Existing 30' Wide Approach - to be Reconstructed to 36' Wide as Shown |
| 2 Install Curb and Gutter | 9 Existing 30' Wide Approach |
| 3 Patch Back Asphalt as Shown | 10 Existing Water Main |
| 4 Construct 5' Wide Mounting Sidewalk | 11 Existing Sewer Main |
| 5 Asphalt Parking / Drive Area | 12 Proposed Water and Fire Service Lines |
| 6 Storm Water Retention Basin / Drywell See Detail | 13 Proposed Sewer Service |
| 7 Landscape - Plan per L.S. Architect | |

Design Data

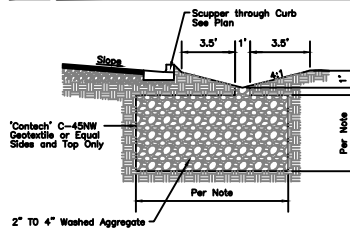
Owner/Developer:	Westpark Partners, LLC 621 N. College Rd., Suite 100 Twin Falls, ID 83301 (208) 734-4000 David Stenwall, Project Administrator	Engineer:	EHM Engineers, Inc. 621 N. College Rd., Suite 100 Twin Falls, ID 83301 (208) 734-4000 Garold Martens, P.E. Project Eng.
Development Area:	2.55 Acres (110,030 SF)	Setbacks:	Setbacks shall conform to City of Twin Falls Zoning and Subdivision Regulations Section 10-4-5.3(c) & 10-4-18.4
Zone:	C-1 PUD	Sewer & Water:	City Sewer and Water
Existing Use:	Vacant	Utilities:	Underground Power, Gas, TV, and Telephone
Proposed Use:	Commercial (Hotel)	Comments:	As shown
Variances:	None Requested		
Deferred:	None		



Drainage Calculations

Note:	
Drainage Runoff Factor:	V=1.4/12(4000')
Impervious Area = 0.35	
Landscape Area = 0.35	
Pre-Development = Commercial No Allowance	
Drainage Area "A":	
East 1/2 West Area and East 1/2 of Parking & Landscape Areas (Including North & South Roads)	
Impervious Area = 33,750sf	1.4/12(33,750) = 4,375sf
Landscape Area = 8,350sf	1.4/12(8,350) = 975sf
Total	5,350sf
Drainage Area "B":	
West 1/2 West Area and Southwest 1/4 of Parking & Landscape Areas (Including Roadway)	
Impervious Area = 25,910sf	1.4/12(25,910) = 3,282sf
Landscape Area = 7,317sf	1.4/12(7,317) = 844sf
Total	4,126sf
Drainage Area "C":	
West 1/2 West Area and Northwest 1/4 of Parking & Landscape Areas (Including Roadway)	
Impervious Area = 25,910sf	1.4/12(25,910) = 3,282sf
Landscape Area = 8,750sf	1.4/12(8,750) = 1,042sf
Total	4,324sf

Drywell Detail



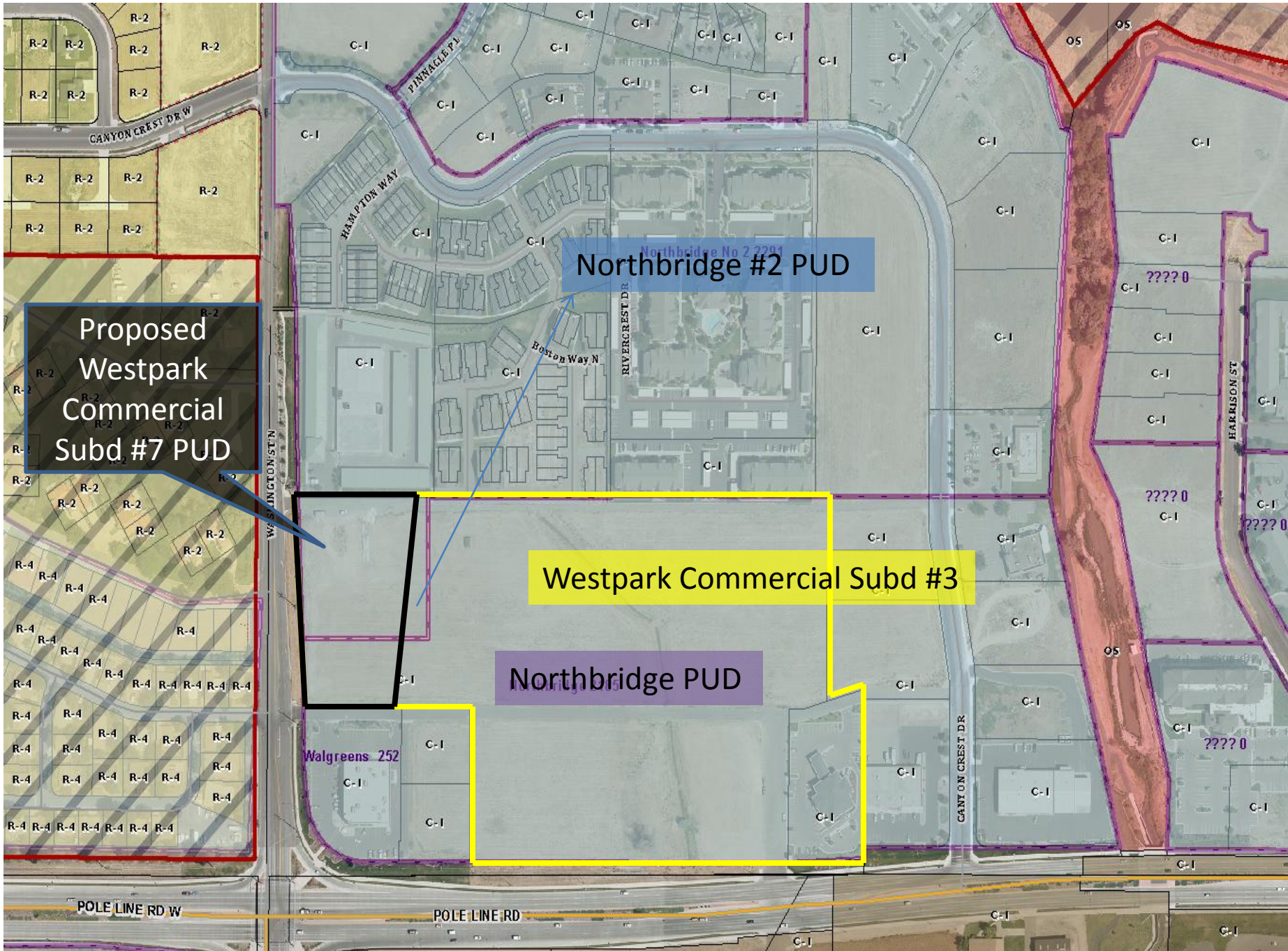
Notes

This subdivision is a part of prior PUD Subdivision that was developed prior to the Pressure Irrigation Ordinance being adopted by the City of Twin Falls. Therefore no PI lines or markers are provided to the subject property and all landscaping irrigation will be tied to the domestic water tap of the building.

Curve Data

C-3	C-5
1=107.375'	1=107.375'
2=141.51'	2=141.51'
3=141.51'	3=141.51'
4=141.51'	4=141.51'
5=141.51'	5=141.51'
6=141.51'	6=141.51'
7=141.51'	7=141.51'
8=141.51'	8=141.51'
9=141.51'	9=141.51'
10=141.51'	10=141.51'

Beach Mark - CF 8M #102287
"B" Bolt on Fire Hydrant Located on Washington St. N 820' North of Pole Line Road. Elevation = 3633.182



Northbridge #2 PUD

Proposed
Westpark
Commercial
Subd #7 PUD

Westpark Commercial Subd #3

Northbridge PUD

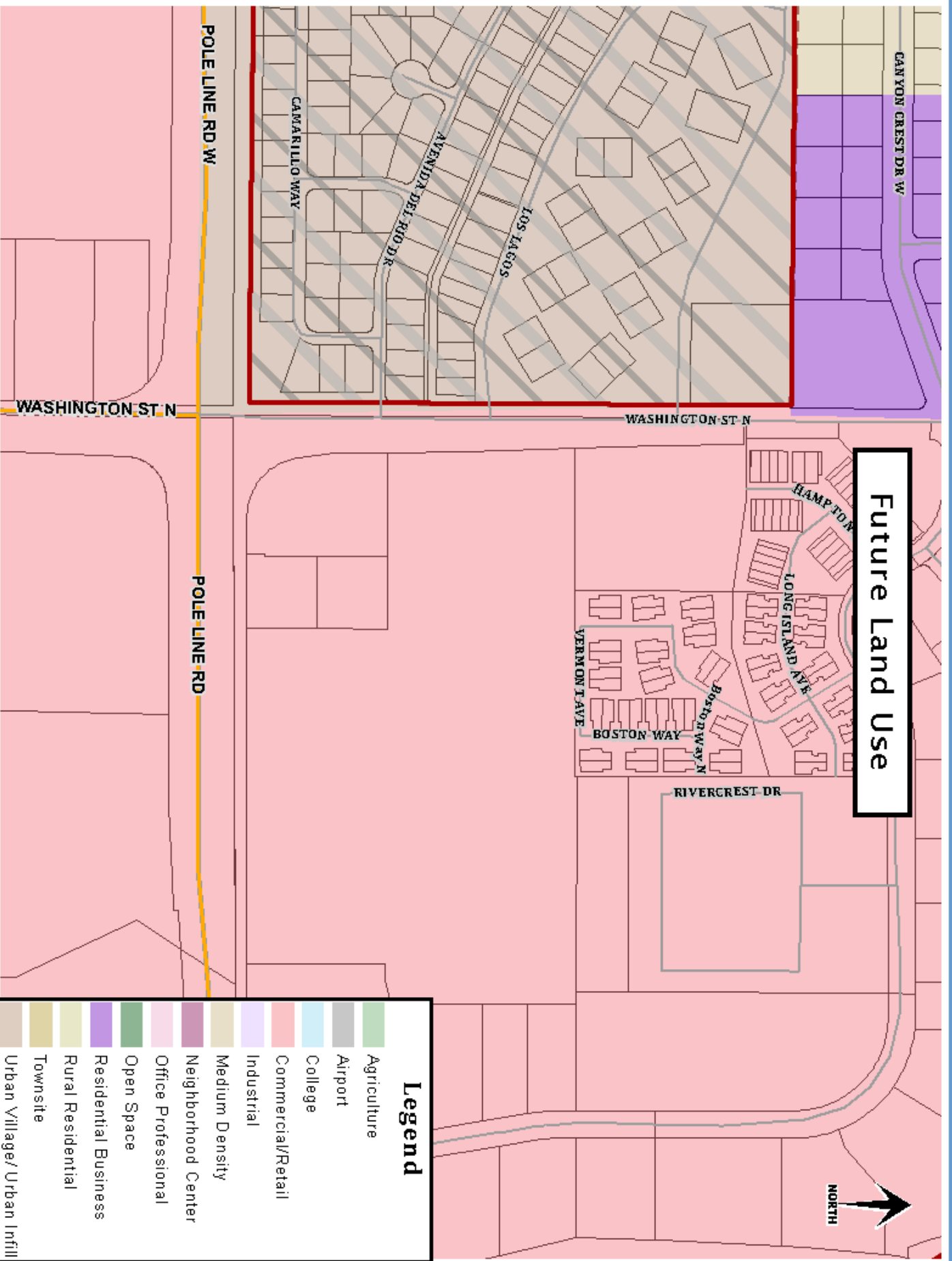
Walgreens 252

POLE LINE RD W

POLE LINE RD

HARRISON ST

Future Land Use



Legend

- Agriculture
- Airport
- College
- Commercial/Retail
- Industrial
- Medium Density
- Neighborhood Center
- Office Professional
- Open Space
- Residential Business
- Rural Residential
- Townsite
- Urban Village/Urban Infill

Zone R2
Residential

Zone R4
Residential

Washington Street North

Storage Facility
Zone C1

0 30' 60' 120
Scale In Feet

North

Vacant
Zone C1

Fairfield Inn & Suites
by Marriott

Avenida Del Rio

Zone C1
Wallgreens

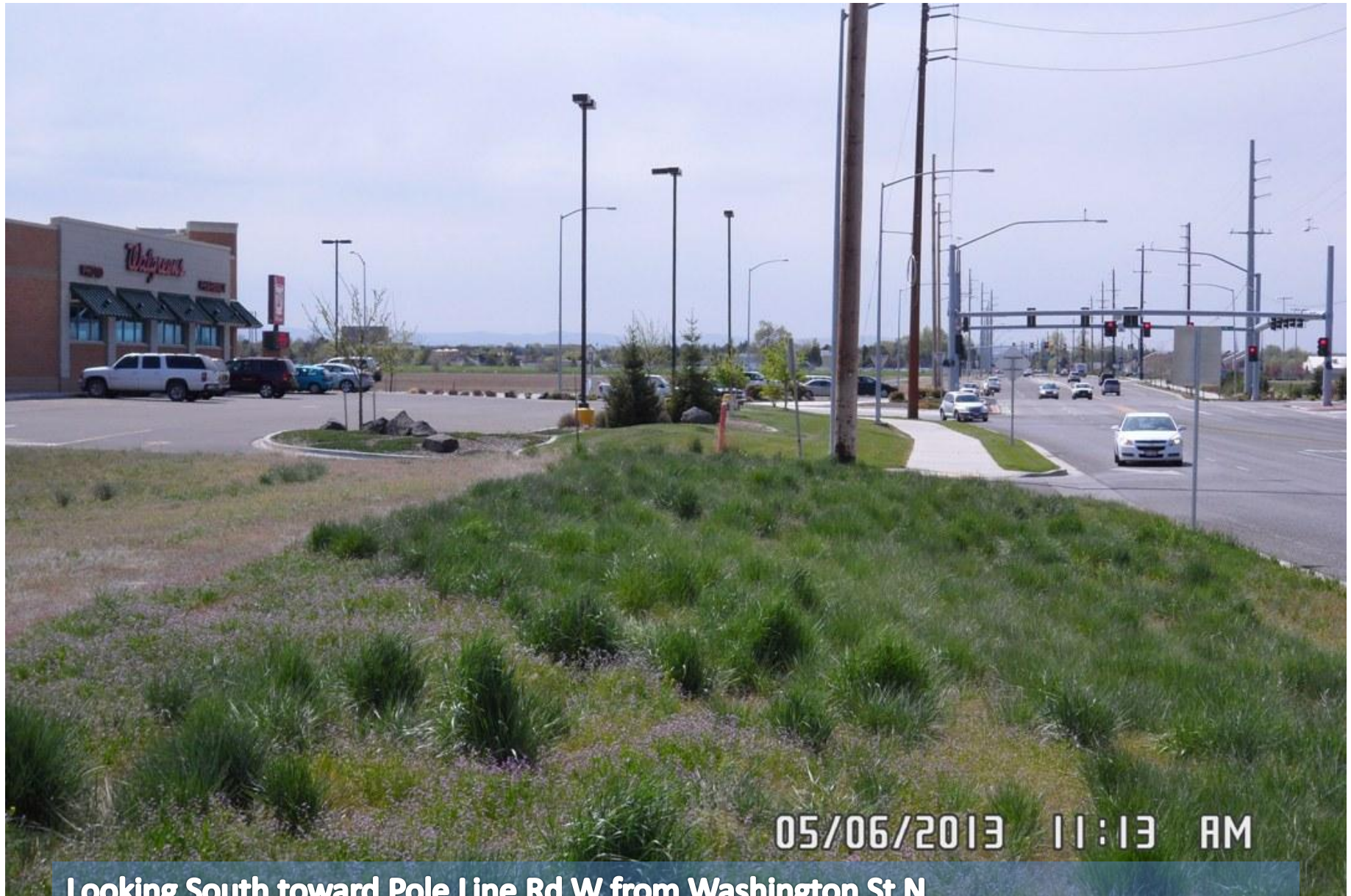
Construction Sequence

1. Roadway
2. Building
3. Parking
4. Landscape

Master Development & Landscape Plan

Items D1 & D2

041-13PUD-MDP



05/06/2013 11:13 AM

Looking South toward Pole Line Rd W from Washington St N



05/06/2013 11:13 AM

Looking North toward Snake River Canyon from Washington St N



05/06/2013 11:13 AM

Looking West toward residential property from eastern boundary across Washington St N



05/06/2013 11:13 AM

Looking northwest toward residential property from eastern boundary across Washington St N



Public Hearing: **TUESDAY, MAY 14, 2013**
 To: Planning & Zoning Commission
 From: Rene'e Carraway, Community Development

AGENDA ITEM IV-1

Request: Request for the Commission's recommendation on a Zoning District Change and Zoning Map Amendment from C-1 PUD (Northbridge PUD and Northbridge #2 PUD) to C-1 PUD (Westpark Commercial #7 PUD) for 2.53 (+/-) acres to allow a commercial development consisting of a hotel and accessory uses on property located at 1810 Washington Street North, c/o Gerald Martens on behalf of Westpark Partners, LLC. (app. 2565)

Time Estimate:

The applicant's presentation may take up to fifteen (15) minutes. Staff's presentation may be up to ten (10) minutes.

Background:

Applicant:	Status: Property Owner	Size: 2.53(+/-) acres
Westpark Partners, LLC c/o Gerald Martens 621 N. College Rd, Ste 100 Twin Falls, Idaho 83301 208-734-4888 208-420-2461cell gmartens@ehminc.com	Current Zoning: C-1 PUD Northbridge and Northbridge #2	Requested Zoning: C-1 PUD Westpark Commercial #7
	Comprehensive Plan: Commercial – Retail	Lot Count: 1 lot
	Existing Land Use: undeveloped commercial property	Proposed Land Use: commercial development consisting of a hotel and accessory uses
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: C-1 PUD; Bach Storage, mini storage units	East: C-1 PUD; undeveloped
	South: C-1 PUD; Walgreen's	West: R-2; Washington Street North/ Residential, Los Lagos
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-8, 10-6-1, 10-7-6, 10-10-1 through 3, 10-11-1 through 9	

Approval Process:

As per Twin Falls City Code 10-6-1.4(E) Approval of a PUD Sub-District:

The applicant is required to do a presentation to the Planning and Zoning Commission and the Public a preliminary review. The Commission and Public are allowed to give suggestions and ask questions of the applicant about the proposed project. A public hearing shall be held before the Commission for a recommendation to the Council to amend the zoning district and the zoning map, amend with recommendations or deny the request.

Budget Impact:

Approval of this request may have a financial impact on the City budget as commercial development could bring in more revenue.

Regulatory Impact:

After a public hearing, a recommendation from the Planning and Zoning Commission for the requested change will allow the request to proceed to the City Council for a decision.

History:

This area was part of a request for a Comprehensive Plan Map change from residential to commercial and open space and a rezone from R-1-4300 to C-1 PUD and OS, which was reviewed by the Planning and Zoning Commission on February 9, 1993. The Commission recommended approval of the request as a C-1 & R-4 PRO PUD zoning. The request was approved by the City Council on April 19, 1993, with the Commission's recommendations, including the following:

1. Lot 6 at the intersection of Pole Line Road and Washington St N be rezoned R-4 PRO PUD.
2. Accesses to the lots on Pole Line Road to be limited to minimum 660 foot spacing and limited to shared accesses between the lots.
3. Relocate the access between lots 6 & 7 further from Washington St N and access lots 7 through an internal access easement through lot 6.
4. Provide a 44 foot wide public access road along the east side of Lot 1 to serve future development to the north. This is at the 1/2 mile (Harrison St) alignment. Make provisions to delete the approach aligned with the existing Lazy J access upon full development of the Harrison St intersection.
5. Provide a 44 foot wide public north-south access road off Pole Line Road through the C-1 PUD area to the future residential development to the north.
6. Dedicate a 40 foot 1/2 right-of-way on Washington St N and build to a 32 foot wide half arterial section.
7. A landscaped berm required on the west side of Lot 5.
8. Public parking required on Lots 1 & 2 for public access to the Perrine Coulee green belt.

As per condition #1 The PUD rezoned a 4.5 acre parcel, referenced as "Lot 6", located at the northeast corner of Washington St N and Pole Line Road as R-4 PRO.

Westpark Commercial Subdivision, No. 3 was recorded in May 2006. The plat consists of 24 (+/-) acres with 3 commercial lots. Lot 6, Block 2 is 2.98 acres and is located at the northeast corner of Pole Line Road and Washington Street North. Lot 6, Block 2, 2.98 acre lot (+/-), was zoned R-4 PRO PUD. The owner wanted to develop a Walgreens and requested a PUD Modification/rezone of this lot from R-4 PRO PUD to C-1 PUD.

The City Council approved an amendment to the Northbridge PUD on September 24, 2007 rezoning Lot 6, Block 2 Westpark Commercial Subdivision #3-a PUD from R-4 PRO to C-1 PUD. At the time the applicants only owned the 3 acre platted lot, leaving the remaining 1.5 acre parcel to the north zoned R-4 PRO. They purchased the remaining 1.5 acre parcel of Lot 6, Block 2 of West Park Commercial Subdivision #3-a PUD and on July 14, 2008 the City Council approved a PUD Modification of the Northbridge PUD rezoning the remaining 1.5 R-4 PRO zoned parcel to C-1 PUD.

On January 8, 2008 the Commission approved a Special Use Permit to operate a retail business outside the permitted hours of operation of 7:00 am to 10:00 pm, to operate a drive-through facility, and to operate a 32 sq ft message center sign. The sign code has since been modified, allowing a message center sign without a special use permit.

A Certificate of Occupancy was issued for the new Walgreen's store located on the proposed Lot 1, Block 1 of the Magic Valley Marketplace Subdivision on October 1, 2009.

May 16th, 1994 Council approved the Northbridge #2 PUD Agreement. August 22nd, 2005 the Council approved a PUD modification to the Northbridge #2 PUD to allow a storage unit facility.

On April 23, 2012 there was a Preliminary PUD Presentation on this request made to the Commission at a public meeting.

Analysis:

This is a request for a Zoning District Change and Zoning Map Amendment from C-1 PUD (Northbridge PUD and Northbridge #2 PUD) to C-1 PUD (Westpark Commercial #7 PUD) for 2.53 (+/-) acres to allow a commercial development consisting of a hotel and accessory uses on property located at 1810 Washington Street North. There was a preliminary presentation made to the Commission on Tuesday, April 23, 2013.

To the north is Bach Storage on property zoned C-1 PUD. There is vacant property to the east that is also zoned C-1 PUD. Walgreens is located on the southern boundary of the property and is on property zoned C-1 PUD. To the west is Washington Street North and residential developments.

This property is currently a portion of Lot 4, Block 2, Westpark Commercial Subdivision #3. Part of the property is zoned as Northbridge PUD and the rest is zoned Northbridge #2 PUD. Both PUD's are zoned C-1, however, there are conflicting land uses in the existing PUDs. The proposed use of a commercial Hotel and accessory buildings is an allowed use in one and allowed by special use in the other. To be able to develop the property as a Hotel with accessory buildings, the property has to be subdivided and rezoned with its own PUD. The Northbridge and Northbridge #2 PUD Agreements are available for review upon request at the City of Twin Falls Planning and Zoning Department, 324 Hansen Street East, Twin Falls, ID 83301.

The buildings on this proposed development are to be constructed with minimum setbacks as allowed by City Code. Building height shall conform to City Code 10-4-8.3(C). Perimeter landscaping shall be required to be installed on the lot, as well as in the public right-of-way adjacent to the lot and consistent with the existing developments along Washington St N (Bach Storage & Walgreens). Landscaping shall comply with the Master Development Plan, as well as City Codes 10-4-8.3(F) and 10-7-12, whichever is greater. Lighting shall be shielded and downward facing.

At the Preliminary PUD presentation, the public and Commission were told the signage for the proposed hotel would be maximum 100 sq ft monument type sign and would comply with the existing Northbridge and Northbridge #2 PUD Agreements. This verbiage shall be included in the PUD Agreement.

The proposed Master Development Plan complies with the Comprehensive Plan which designates this area as appropriate as commercial/retail uses.

Conclusion:

Should the Commission recommend the C-1 PUD zoning to the City Council as presented, staff recommends the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to arterial and collector streets adjacent and within the property being dedicated to the City of Twin Falls and to be rebuilt or built to current City standards upon development or change of use of the property.
3. Subject to landscaping being consistent and meeting or exceeding the Master Development Plan, as well as City Codes 10-4-8.3(F) and 10-7-12, whichever is greater.
4. Should the monument sign need to be placed in a utility easement, the property owner shall demonstrate that there is no other viable location for a sign, provide written approval from the utility company or companies and provide a recorded document releasing the City of any liability for repair or replacement of a sign damaged by work occurring within the utility easement, as per 10-9-5(D)2.

Attachments:

1. Applicant Narrative
2. Zoning Vicinity Map
3. Aerial Site Map
4. Subdivision – PUD Boundary Map
5. Comprehensive Plan Map of Project Site
6. Draft of the Final/Master Development Plan
7. Proposed Building Elevations (2)
8. Current Site Photos (3)

Item C.4

RE: Westpark Partners, LLC – Reason for Rezone Request

- a. Westpark Partners, LLC is requesting a rezone of the property located at 1810 Washington Street North as shown and described on attached exhibits for the purpose of amending the existing zoning C1 and PUD documents to a new zoning designation of C1 PUD.
- b. The proposed request is in compliance with the Comprehensive Plan “Twin Falls Vision 2030”. The proposed use of a hotel is compatible with the surrounding area which has several existing hotels in the vicinity. Surrounding properties are commercial with the exception of properties to the West which consist of existing residential subdivisions. The homes in this subdivision will be approximately 250’ plus from the proposed building and be buffered by Washington Street North, a required 35’ minimum landscape strip adjacent to Washington Street North and additional landscaping and parking improvements provided by the development.

041-13Reason for Request

Item C.4

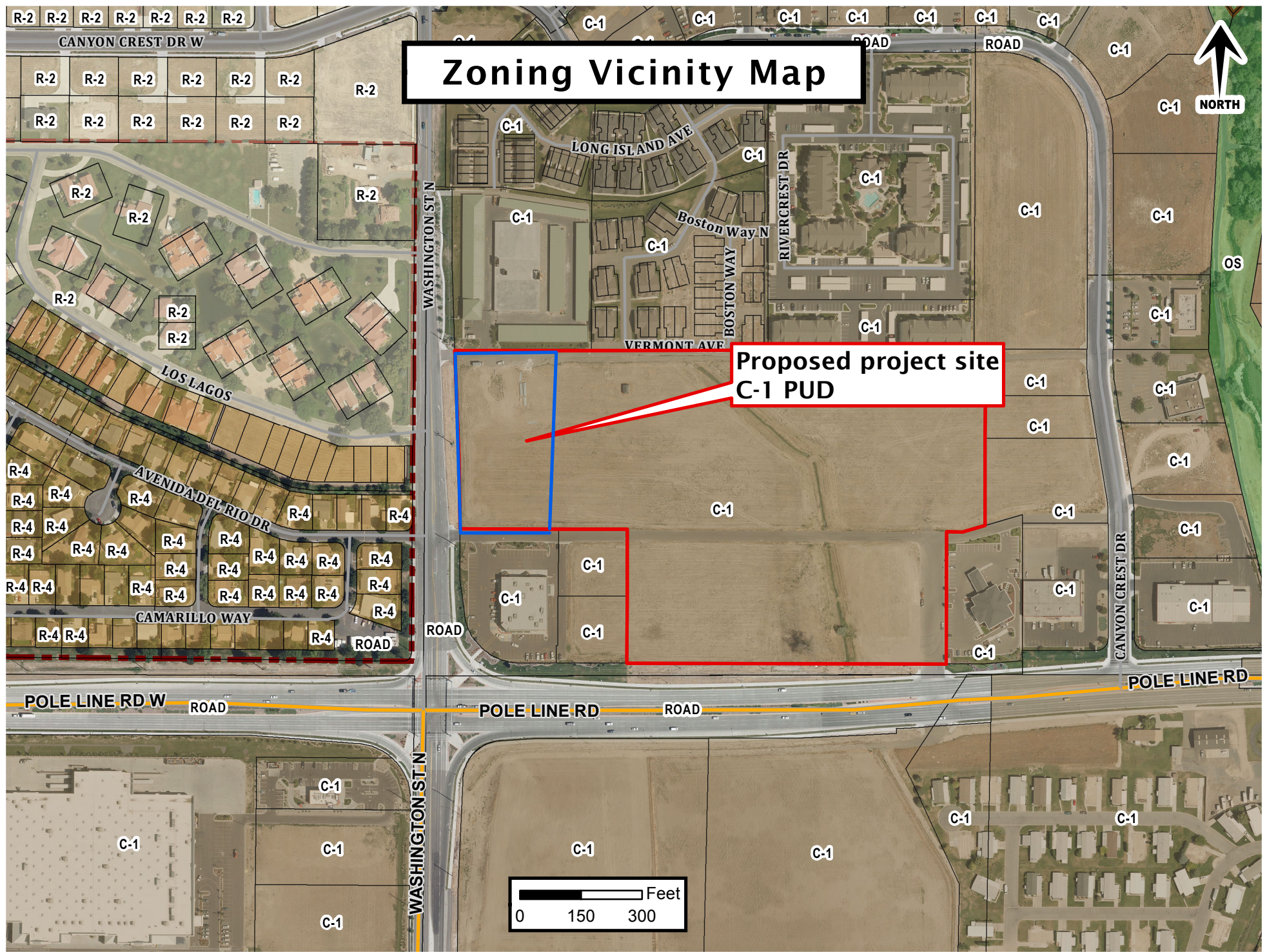
RE: Westpark Partners, LLC – Reason for Rezone Request

- a. Westpark Partners, LLC is requesting a rezone of the property located at 1810 Washington Street North as shown and described on attached exhibits for the purpose of amending the existing zoning C1 and PUD documents to a new zoning designation of C1 PUD.
- b. The proposed request is in compliance with the Comprehensive Plan “Twin Falls Vision 2030”. The proposed use of a hotel is compatible with the surrounding area which has several existing hotels in the vicinity. Surrounding properties are commercial with the exception of properties to the West which consist of existing residential subdivisions. The homes in this subdivision will be approximately 250’ plus from the proposed building and be buffered by Washington Street North, a required 35’ minimum landscape strip adjacent to Washington Street North and additional landscaping and parking improvements provided by the development.

Zoning Vicinity Map



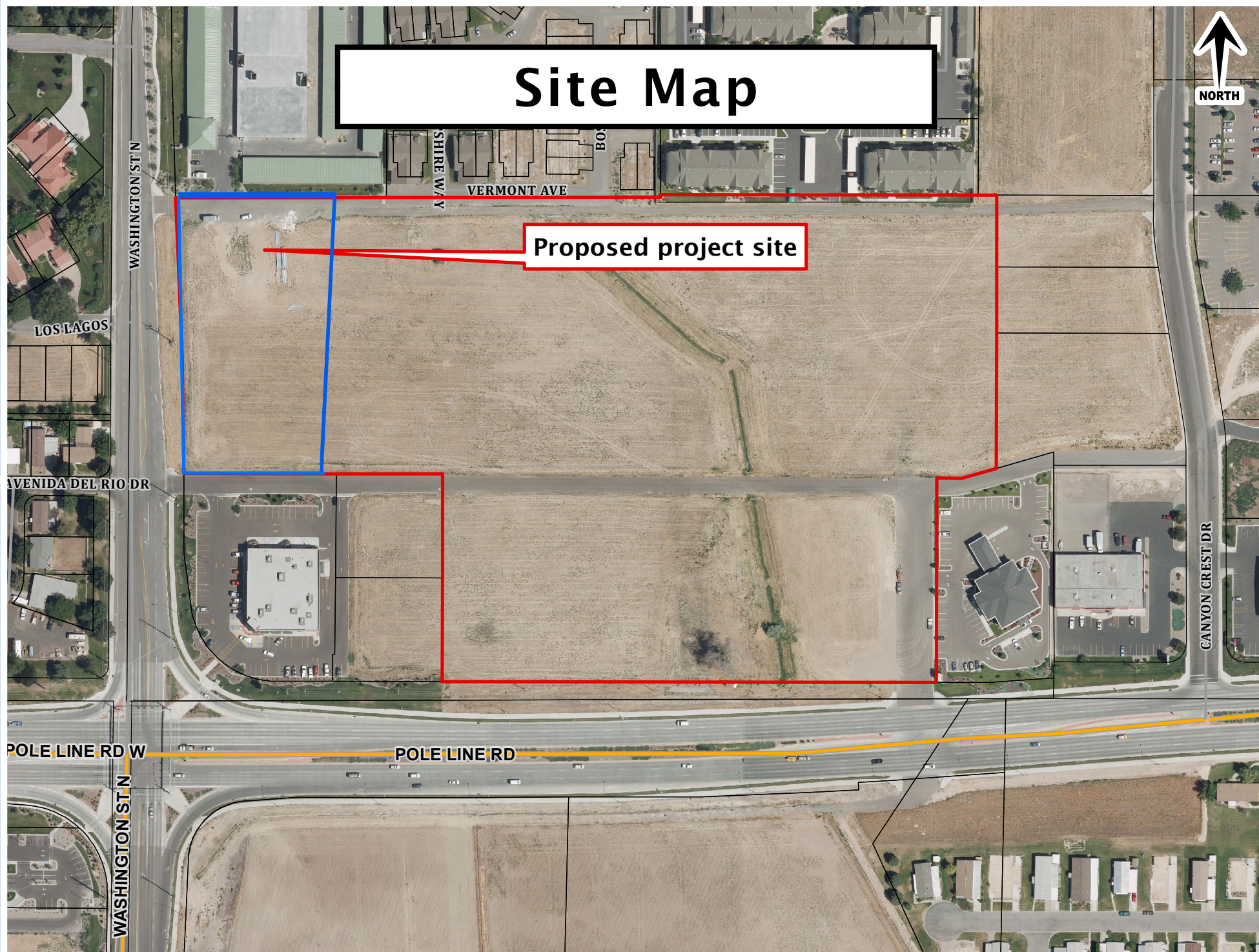
**Proposed project site
C-1 PUD**

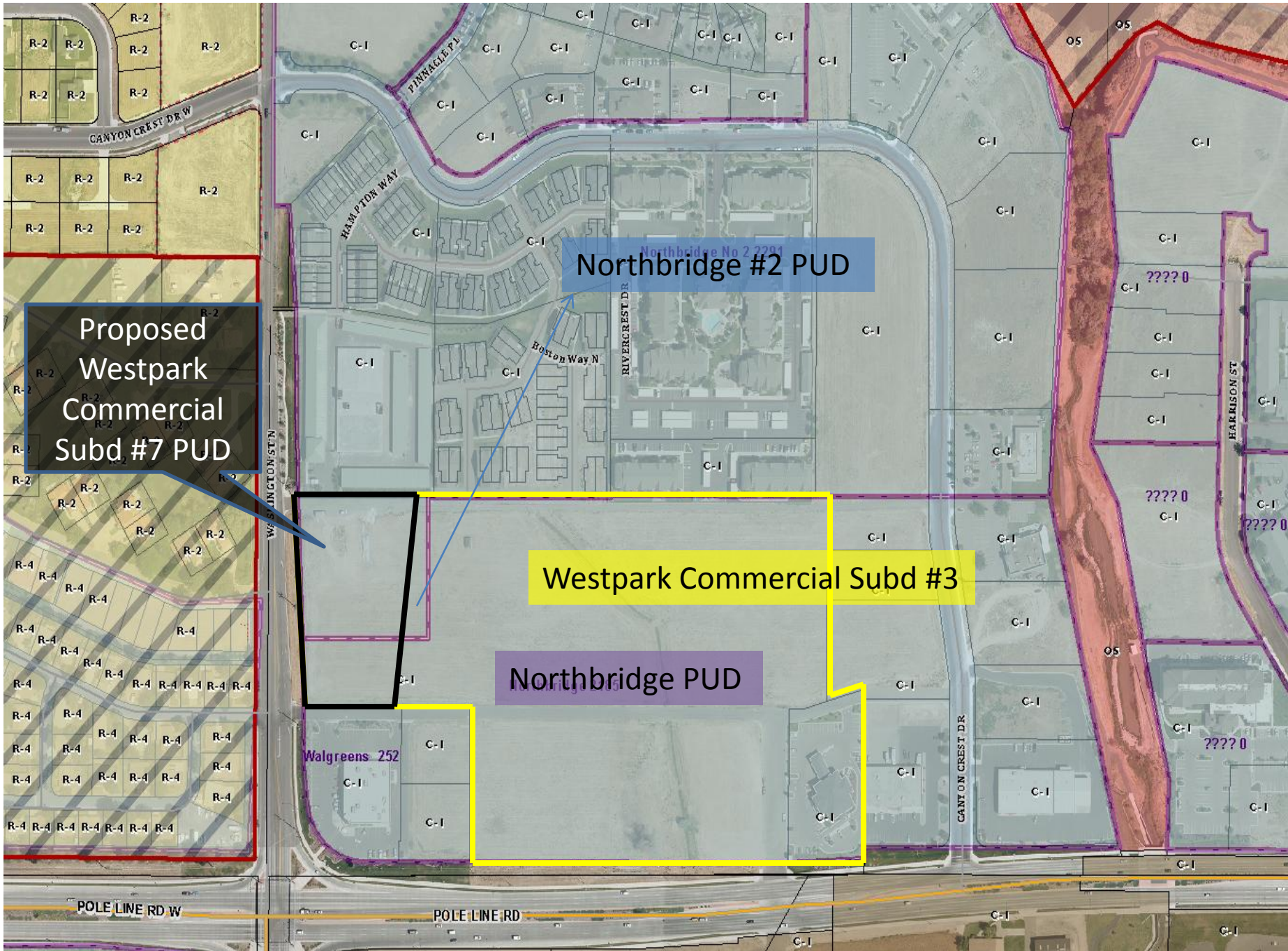


Site Map



Proposed project site





Northbridge #2 PUD

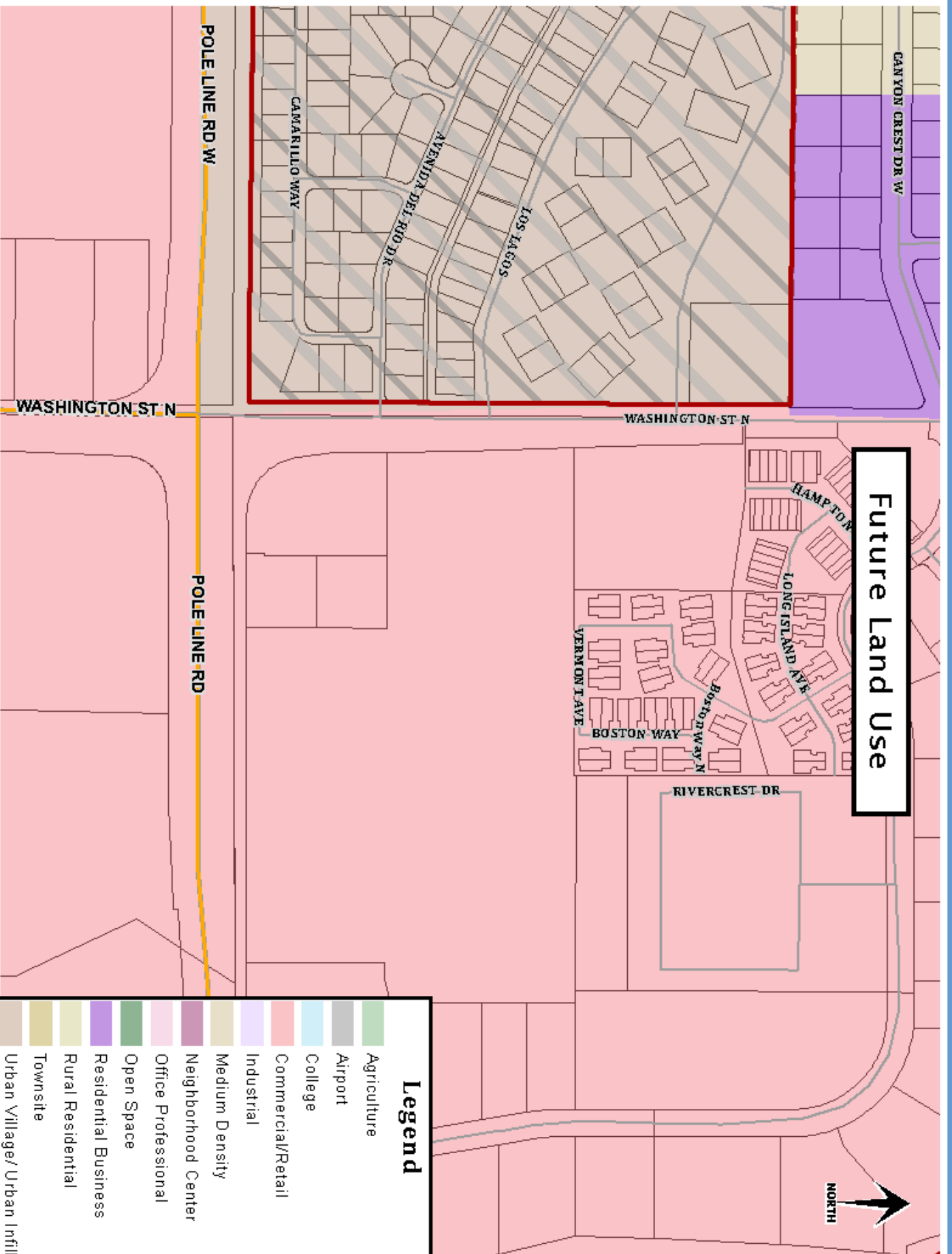
Proposed
Westpark
Commercial
Subd #7 PUD

Westpark Commercial Subd #3

Northbridge PUD

Walgreens 252

Future Land Use



Zone R2
Residential

Zone R4
Residential

Washington Street North

Storage Facility
Zone C1

0 30' 60' 120
Scale In Feet

North

Vacant
Zone C1

Fairfield Inn & Suites
by Marriott

Avenida Del Rio

Zone C1
Wallgreens

Construction Sequence

1. Roadway
2. Building
3. Parking
4. Landscape

Master Development & Landscape Plan

Items D1 & D2

041-13PUD-MDP

**CITY OF TWIN FALLS
BUILDING DEPT.**

	EP1	PEARLESCENT ACCENT EPS FINISH
	EP2	DARK EPS FINISH COLOR
	EP2a	ACCENT EPS COLOR
	EP2b	DARK EPS FINISH COLOR - FLUORESC
	EP3	STAR TOWER EPS COLOR
	EP4	WASH BUILDING EPS COLOR
	EP4a	ACCENT EPS COLOR
	EP11	CULTURED STONE
	EP1	EXTERIOR ACCENT FINISH -CLIMATE BOARD JOINTS -EXTERIOR PLANT BEDDING

A. REFER TO EXTERIOR FINISH INDEX FOR MATERIALS AND COLOR.

B. REFER TO EXTERIOR FINISH INDEX FOR TYPICAL FINISHES FOR EXTERIOR ELEMENTS SUCH AS TYPICAL, LOWER COLOR, DOOR FRAMES, CANOPY STRUCTURES, ETC.

1. 1% CHAMBER IN BUILDING SIGN - SEE SIGN MANUAL
2. PEG AT 1% BUILDING SIGN - SEE SIGN MANUAL
3. PEG AT BUILDING SIGN - SEE SIGN MANUAL
4. PEG AT WAREHOUSE SIGN
5. 1% CUP IN ELECTRICAL SIGN - SEE SIGN MANUAL



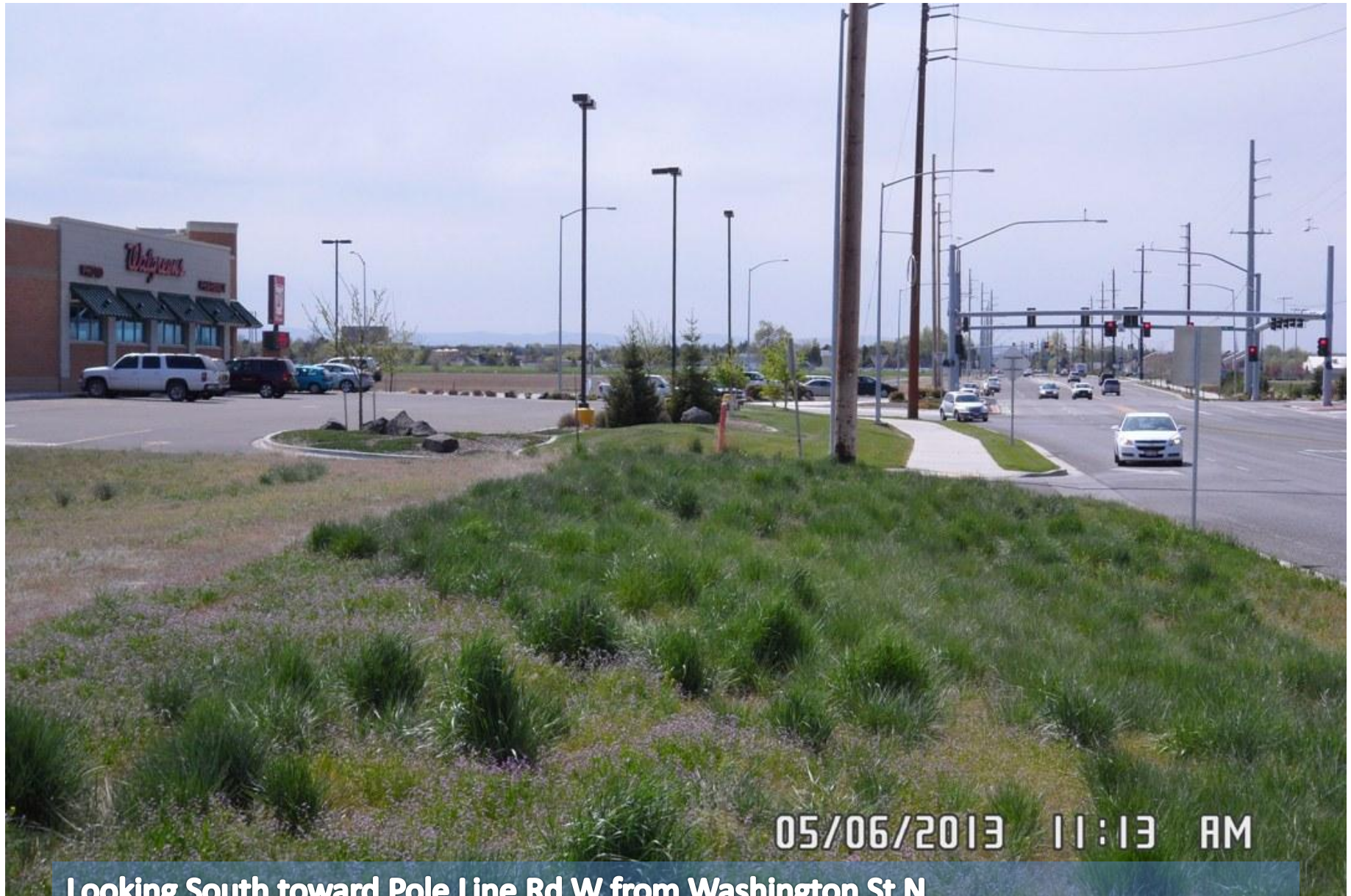
A201



- 1) FBI CHANNEL 28 OR BUILDING SIGN - SEE SIGN IN CHANNEL
- 2) FBI 1301 1ST BUILDING SIGN - SEE SIGN IN CHANNEL
- 3) FBI 140 BUILDING SIGN - SEE SIGN IN CHANNEL
- 4) FBI 16 MONUMENT SIGN
- 5) FBI OR 10 DIRECTORIAL SIGN - SEE SIGN IN CHANNEL

	SF 1	PEARLESCENT ACCENT SF & FINISH
	SF 2	DARK SF'S / FINISH COLOR
	SF 3a	ACCENT SF'S COLOR
	SF 3b	DARK SF'S FINISH COLOR - TEXTURED
	SF 4	STAIN THINNER SF'S COLOR
	SF 5a	LIGHT BUILDING SF'S COLOR
	SF 5b	ACCENT SF'S COLOR
	SF 6	TEXTURED STONE
	SF 7	EXTERIOR ACCENT FINISH
	SF 8	CURRENT BOARD BUILDING
	SF 9	EXTERIOR PLAN OPTIONS





Looking South toward Pole Line Rd W from Washington St N



05/06/2013 11:13 AM

Looking North toward Snake River Canyon from Washington St N



05/06/2013 11:13 AM

Looking West toward residential property from eastern boundary across Washington St N



05/06/2013 11:13 AM

Looking northwest toward residential property from eastern boundary across Washington St N



Public Hearing: **TUESDAY, May 14, 2013**

To: Planning & Zoning Commission

From: Rene'e V. Carraway, Community Development Department

AGENDA ITEM IV-3

Request: **Request for the Commission's recommendation for the Vacation of 15' x 125' alley (1875 sq. ft.), located west of 303 Shoshone Street North. c/o EHM Engineers on behalf of First Federal Savings Bank (app. 2567)**

Time Estimate:

The applicant's presentation may take up to fifteen (15) minutes. Staff's presentation may be up to ten (10) minutes.

Background:

Applicant:	Status: Owner	Size: 15' x 125' - 1876 sq ft
First Federal Savings Bank P.O. Box 249 Twin Falls, ID 83303 208-736-4427 rgulley@firstfd.com	Current Zoning: Utility and access easement within the C-B Zone	Requested Zoning: vacation of utility and access easement
	Comprehensive Plan: Townsite	Lot Count: 1
	Existing Land Use: Alley Access for parking lot.	Proposed Land Use: Expansion of existing building onto vacated alley.
Representative:	Zoning Designations & Surrounding Land Use(s)	
EHM Engineers, Inc 621 North College Rd, St 100 Twin Falls, ID 83301 208-734-4888 ehm@ehminc.com	North: C-B, First Fed Bank	East: C-B; First Fed Bank
	South: 3 rd Ave N; C-B, Idaho First Bank	West: C-B; Parking lot
	Applicable Regulations: 10-1-4, 10-1-5, 10-12-1 through 4, 10-16-1 & 2	

Approval Process:

All procedures will follow the process as described in TF City Code: 10-16-1

Vacations & Dedications require a public hearing before the Planning Commission where the public and the applicant will have the opportunity to make a presentation, ask questions, or voice their concerns. The Planning Commission will make a recommendation to the City Council that the vacation be granted or it may recommend a modification to the vacation, or it may recommend that the vacation be denied.

The Council will conduct a public hearing and approve, modify or deny the vacation. Whenever public rights of way or lands are vacated, the Council shall provide adjacent property owners with a Deed for the vacated rights or way.

Budget Impact:

Approval of this request will have negligible impact the City budget.

Regulatory Impact:

Approval of this request will allow the applicant to proceed to the City Council with their request to vacate the 1876 sq ft alley near 3rd Ave as shown on the site plan.

History:

The alley being requested for vacation was established as part of the Twin Falls Original Town Site. Development has occurred around the alley in the century since. This development included a vacation of an alley to the North as well. This previous vacation was due in part to the expansion of the Bank and the overall plan they had for the area.

The alley currently being proposed for vacation has been developed as a one-way drive aisle for the parking lot servicing 1st Federal Savings Bank.

Analysis:

This is a request to vacate an alley located between 3rd Ave N and 4th Ave N. The Original Town Site was set up to maximize frontage along Shoshone Street. This particular alley was used as a delivery/maintenance access for the businesses between 3rd Ave N along Shoshone Street.

Over the years, the alley was converted into an access drive for the parking lot that services 1st Federal Bank. This function was in line with the intent of the original plan for the alley. This request to vacate the alley is part of a plan proposed by 1st Federal Bank to construct a new, larger, building on the corner of 3rd Ave N and Shoshone Street. Part of the new building will be built on the vacated alley.

The requests for alley vacations in this part of town are not uncommon. Multiple locations have been granted alley vacations in the past. We do not anticipate substantial negative affects to occur in relation to this vacation request if it is approved.

We have received all the required letters from the applicable utility companies stating their approval of the vacation of the tract. Some approvals were granted on a condition that currently installed utilities be moved into a new serviceable easement at the cost of the applicant.

The applicant has stated in its narrative that all existing utilities will be moved at their own expense in order to facilitate the vacation.

The vacation process requires a public hearing before the Planning and Zoning Commission. After receiving a recommendation from the Commission, the City Council holds an additional public hearing and if the request is approved an ordinance is adopted and published.

CONCLUSION:

Should the Commission recommend approval of the request to the City Council as presented, staff recommends the following conditions:

- 1) Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and Standards.
- 2) Subject to an easement being recorded for the relocated utilities.

Attachments:

1. Vacation request
2. Owner Acknowledgement
3. Vacation Exhibit
4. Zoning Vicinity Map
5. Aerial Map
6. Utility Letters (5)
7. Site Photo (1)

First Federal Savings Band
Alley Vacation Statement

B.1. The alley adjacent to Lots 27 thru 32, Block 57, "Twin Falls Townsite" more specifically described per the attached land description.

B.4. Property to be vacated will have a building placed over the existing easement. The applicant owns all adjacent properties and would like to remove the existing building on the corner of Shoshone Street and Third Avenue North and construct a new facility that will be large enough to consolidate their staff into a central location. Easements as need will be recorded by separate documents once the final location is determined.

C.4a. The reason for the vacation request is to allow for a building to be placed as noted in the previous statement. The alley location limits the orientation and functional use of the property. This orientation also allows for more onsite parking for the proposed business.

4b. This request will not have any effects on adjoining properties. Necessary utility easements will be replaced in a new location and utilities and other amenities planned for the development will be placed accordingly as needed in the new location.

5a. The applicant is the owner of both adjacent lots. Authorization from owner is attached.



C. Alan Horner
President

March 27, 2013

Renee' Carraway
Planning and Zoning Manager
City of Twin Falls
324 Hansen Street East
PO Box 1907
Twin Falls, ID 83303

Dear Renee',

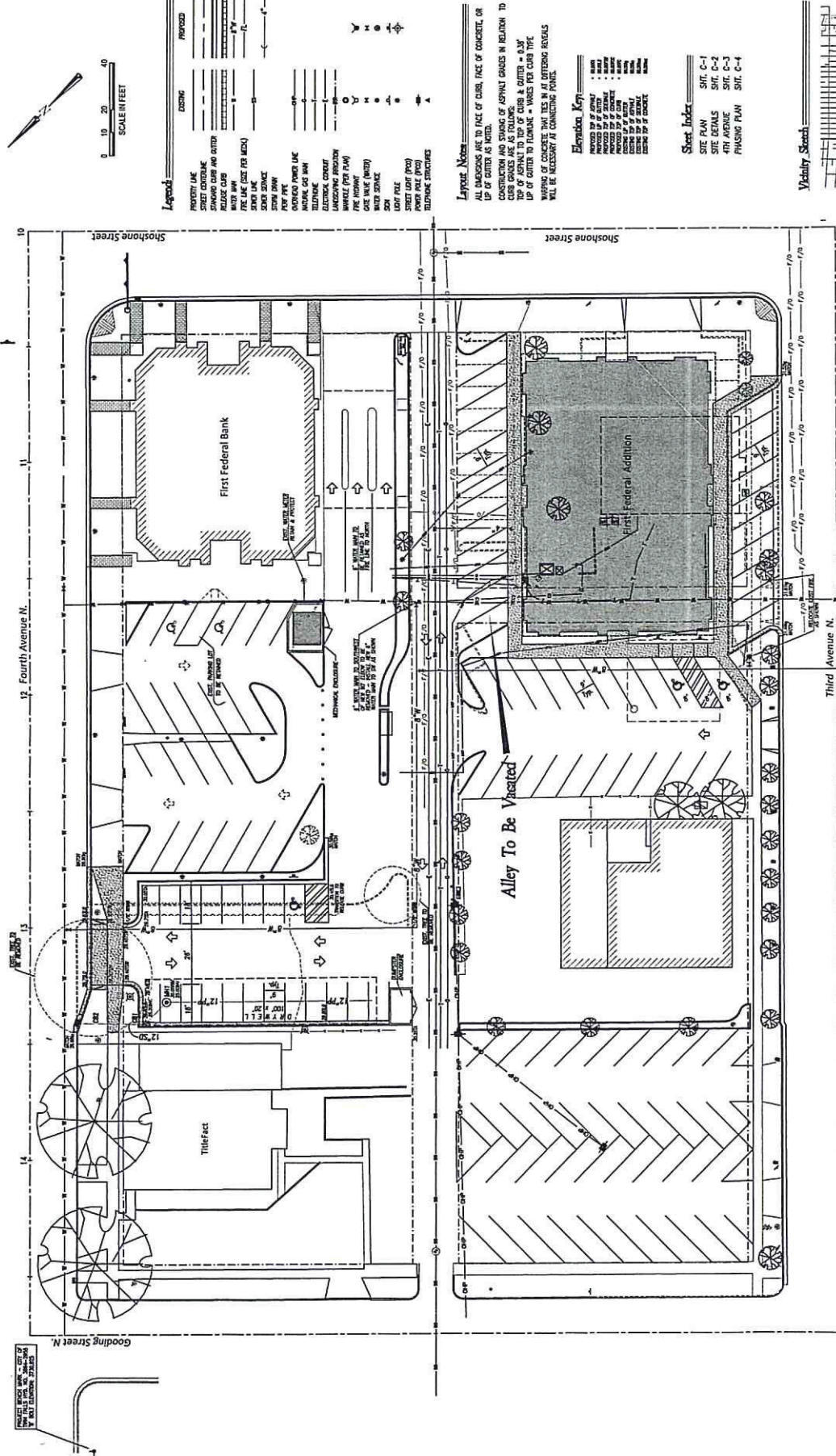
On behalf of First Federal Savings Bank of Twin Falls, Idaho, the owner of Lots 27 through 32, Block 57, Twin Falls Townsite, I hereby request and agree that we will vacate the alley, which currently exists adjacent to First Federal's property.

Sincerely,

A handwritten signature in blue ink, appearing to read 'C. Alan Horner', with a stylized flourish at the end.

C. ALAN HORNER
Chairman, President and CEO

CAH/crs



Zoning Vicinity Map





Site Map





Watch us make you smile.

261 EASTLAND DRIVE
P.O. Box 1946
TWIN FALLS, IDAHO 83301
PH: 208•733•6230
FX: 208•733•6296

March 28, 2013

RE: Vacation of Alley and Easements in Block 57 of Twin Falls Townsite.

TO:

EHM Engineers, Inc.
Mr. Tim Vawser
621 N. College Road, Ste. 100
Twin Falls, Idaho 83301

Dear Sir,

We agree to abandon the Alley and associated Easements in The Twin Falls Townsite , Block 57 As shown on the Attached Copy of the Platte, Providing that there are new utility easements written and any costs incurred in relocation of our lines be paid by First Federal Savings Bank in advance of any relocations we are requested to do.

Thank you.

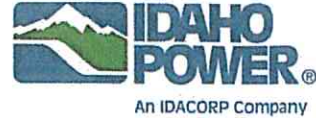
A handwritten signature in black ink, appearing to read "Ron Burns", written over the "Thank you." text.

Ron Burns
Cable One Construction
261 Eastland Dr.
P.O. Box 1946
Twin Falls, Idaho 83301
208-733-6877 Ext. 7150
208-539-9886

RECEIVED

APR 04 2013

CITY OF TWIN FALLS
BUILDING DEPT.



April 3, 2013

EHM Engineers, Inc
621 North College Road, Suite 100
Twin Falls, Idaho 83301

Re: Vacation of the alleyway located northeast of 3rd Avenue, between lots 27 and 28-32,
Block 117, of the City of Twin Falls Original Townsite.

Parcel of land situated in the Southwest of the Northeast Quarter of Section 16, Township
10 South, Range 17 East, Boise Meridian, City of Twin Falls, Twin Falls County, Idaho.

Dear Mr. Vawser:

Idaho Power has received your request from EHM Engineers, Inc regarding the possible vacation and abandonment of public utility easements located within the alleyway that is adjacent to 3rd Avenue. This letter responds to that request as it pertains to Idaho Power's use of the right-of-way.

Idaho Power's records indicate that the Company does maintain electrical facilities within the Right-of-Way, and must retain all existing rights related thereto. Accordingly, Idaho Power requires that any vacation of the Right-of-Way by the City of Twin Falls reserve to Idaho Power the continued right to operate, maintain, repair, replace, or otherwise modify or add to Idaho Power's facilities within the Right-of-Way, including the right to ingress and egress thereto.

Upon the relocation of the facilities at the cost of the applicant, this determination may be reconsidered.

In the event that the City of Twin Falls approves the vacation and abandonment of the Right-of-Way, please mail to my attention a copy of the recorded resolution and any other instrument pertaining to the conveyance of the Right-of-Way.

Thank you once again for providing Idaho Power Company the opportunity to review and comment upon the subject petition for vacation.

Sincerely,

Rachael Butterworth
Associate Real Estate Specialist
Corporate Real Estate
(208) 388-2699
rbutterworth@idahopower.com

1221 W. Idaho St. (83702)
P.O. Box 70
Boise, ID 83707



687 Blue Lakes Blvd North • PO Box 68 • Twin Falls, ID 83303-0068
Office: (208) 737-6300 • Fax: (208) 737-6342 • In-State: 1-800-548-8771 • www.intgas.com

March 22, 2013

EHM Engineers, Inc.
621 N College Rd Suite 100
Twin Falls, ID 83301

Attn: Tim Vawser and the City of Twin Falls

Dear Mr. Vawser,

Intermountain Gas Company releases the rights of the vacation of an easement, Block 57 of the Twin Falls Townsite.

Sincerely,

Greg Watkins
District Operations Manager
687 Blue Lakes Blvd N
PO Box 68
Twin Falls, ID 83303-0068
208 737-6313



TWIN FALLS CANAL COMPANY

357 6TH AVE WEST
POST OFFICE BOX 326
TWIN FALLS, IDAHO 83303-0326



April 12, 2013

Tim Vawser
EHM Engineers, Inc.
621 North College Rd., Suite 100
Twin Falls, ID 83301

RE: First Federal Savings and Loan Association

Dear Jeff,

I have reviewed the Site Plan for the First Federal Savings and Loan Association on property located on the intersection of Shoshone Street and 3rd Avenue North in Twin Falls. The Site Plan shows the easement for an alley that the landowner wishes to vacate. This Letter is to inform you that the Twin Falls Canal Company has no facilities in the area and therefore has no issues with the proposed vacation of the easement.

If you have any questions, please contact me at 733-6731.

Sincerely,

Jay Barlogi
Twin Falls Canal Company

CenturyLink

CenturyLink
Brad McNew
Engineer
216 South Park Ave
Twin Falls, Id. 83301

Office (208) 736-8760

Facsimile (208) 736-8755

RECEIVED

APR 11 2013

CITY OF TWIN FALLS
BUILDING DEPT.



April 11, 2013

Gerald Martens
621 North College Rd.
Twin Falls, Id. 83301

RE: First Federal Savings Bank, Twin Falls, Id.
Vacation of easement

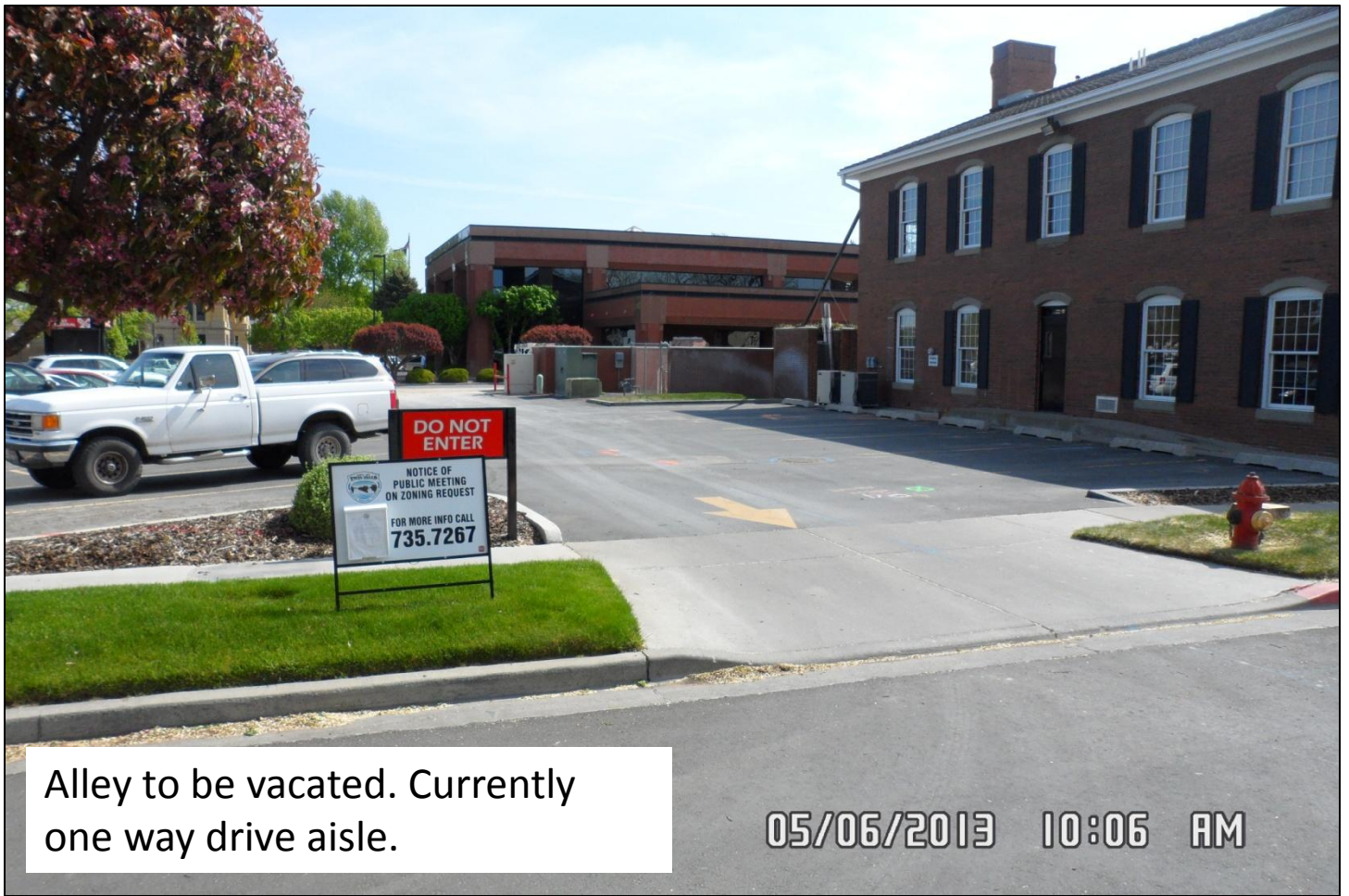
To whom it may concern:

Reference is made to your request for CenturyLink to vacate the existing Right-of-Way Easement which is located in the Northwesterly 5' of Lot 28, Block 57 and the Northwesterly 5' of the Northeasterly 9' of Lot 29, Block 57 of Twin Falls Townsite, located in the City of Twin Falls, County of Twin Falls, State of Idaho. CenturyLink has existing facilities along said easment and will require a new 5'x15' easement for the relocation of the existing facilities. Centurylink will vacate easement when consruction charges are paid for to relocate into new easement.

Please call me if you have any questions.

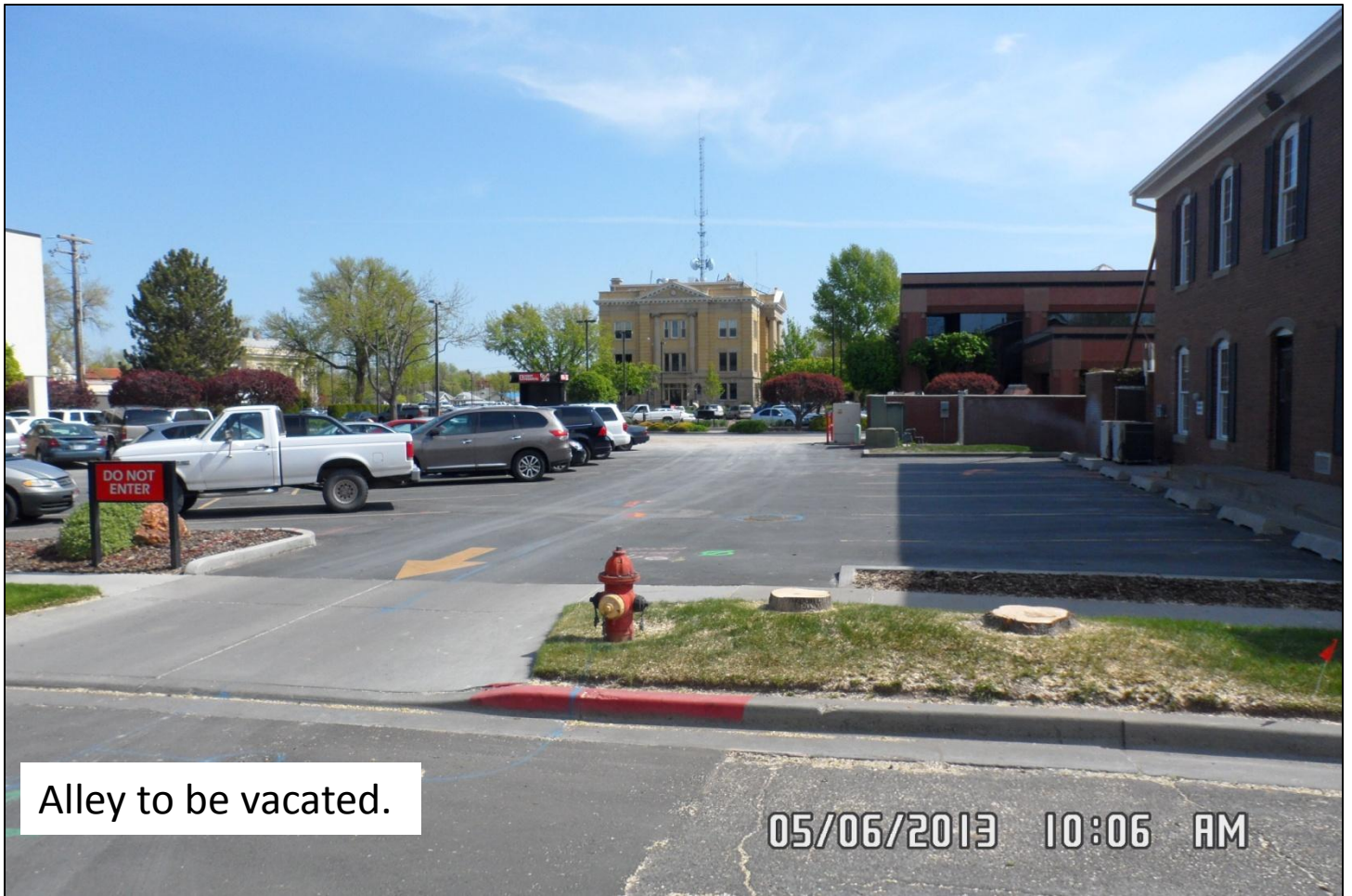
Sincerely,

Brad McNew



Alley to be vacated. Currently
one way drive aisle.

05/06/2013 10:06 AM



Alley to be vacated.

05/06/2013 10:06 AM



Public Hearing: **TUESDAY, May 14, 2013**

To: Planning & Zoning Commission

From: Rene'e Carraway, Community Development

AGENDA ITEM IV-2

Request: Request for a Special Use Permit to allow a 24 hour Convenience Store in conjunction with a Gasoline Service Station; located on the South West corner of Falls Ave and Blue Lakes Blvd North; 883 Blue Lakes Blvd North. (App 2566) c/o Todd Meyers, MAVERIK Representative

Time Estimate:

The applicant's presentation may take up to twenty (20) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Applicant:	Status: Owned	Size: 1.778 acres lot, 4790 sq ft bldg
Maverik Inc 880 Center Street North Salt Lake, UT 84054	Current Zoning: C-1, Highway Commercial	Requested Zoning: Approval of a Special Use Permit
	Comprehensive Plan: Commercial/Retail	Lot Count: 1 lot
	Existing Land Use: Public Assembly/ Masonic Lodge	Proposed Land Use: 24 Hr Convenience Store and Gasoline Service Station
Representative:	Zoning Designations & Surrounding Land Use(s)	
Todd Meyers 880 Center Street North Salt Lake, UT 84054 801-683-3605	North: Falls Ave , C-1 Mr. Gas	East: Blue Lakes Blvd N; C-1 Chamber of Commerce and First Fed Bank
	South: C-1; Café Rio	West: C-1; Misc. Business Offices
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-8.2(B)10g & j, 10-7-6, 10-7-12, 10-10, 10-11-1 thru 8	

Approval Process:

The Special Use Permit process requires a public hearing to be held in which interested persons have the opportunity to be heard with regards to the application.

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue a special use permit listing the specific conditions specified by the Commission for approval.

If an applicant or interested party appeals the decision of the Commission, the City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

Approval of this request will have marginal impact on the City budget with the change of the property to a commercial use, and increased sales tax.

Regulatory Impact:

Approval of this request will allow the applicant to operate a 24 hour convenience store in conjunction with a gasoline service station.

A special use permit is for zoning purposes only. Other permits such as sign, building, electrical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code Regulations.

History:

The City of Twin Falls building files only date back to 1982 for this lot. At that time it was the Masonic Lodge, as it is today. The location has been zoned C-1 at least as far back as the 1970's. There is no further zoning history for this location. In recent years, a local farmer has been selling his produce while in season in the northeast corner of the property, closest to the intersection.

Analysis:

The site is zoned C-1; Commercial Highway. The property located at 883 Blue Lakes Blvd North is one lot consisting 1.778 Acres with an existing building. The applicant has submitted a site plan showing the proposed use of the property. The existing building would be removed and a new 4800 +/- sq ft building would be built in its place, along with 10 gasoline pumps (20 vehicles), these features would be facing Blue Lakes Blvd.

Per City Code 10-4-8.2(B)10q&j, 10-4-8.3: a Special Use Permit is required to operate a gasoline service station and a 24 hour convenience store. If approved this would be a change of use from Public Assembly/Religious to a Retail based business. As per 10-4-8.3; Required Improvements: Site improvements shall meet or exceed the C-1 development requirements.

The applicants' narrative gives some general details about operations of the proposed store. The convenience store would be open 24 hours. It would employ approximately 18 people, with peak hours having 4 employees on duty.

The C-1 zone is intended to allow for large or small commercial businesses to take place along major corridors. The intersection of Falls Ave and Blue Lakes Blvd N is one of the larger and traffic intense intersections within the City of Twin Falls. A gasoline service-station/convenience store falls under the uses that would be compatible with the area under a special use permit to mitigate any potential impacts on the surrounding area including, increased traffic, light trespass, hours of operation, noise, odor, and glare.

Given the location of this proposed use, traffic, hours of operation, noise, odor, and glare of the business appears to be harmonious with the surrounding land uses, similar uses are found on surrounding lots. The applicant has made concession to address light trespass by providing a lighting report and installing downward facing lights. The applicant has also shown the outside trash receptacle is enclosed, as required per code 10-11.

Per City Code 10-7-12: Gate Way Arterial Landscaping is required along the frontage of Blue Lakes Blvd.

The submitted site plan shows the applicant fulfilling the gateway arterial landscaping requirement of a minimum 35 foot wide bermed landscaped area behind the curb/future curb along Blue Lakes Blvd N. A full landscape plan to include trees/bushes/berming will be reviewed at the time of building permit application to ensure compliance with all landscape requirements.

Per City Code 10-10: Convenience stores are placed in the general retail category which requires 1 parking space per 250 sq ft of floor area. This would require the proposed store to provide 20 parking spaces. The submitted site plan shows a total of 27 parking spaces being provided; this exceeds the amount required by City Code.

Improvements: All improvements required by City Codes 10-11-1 thru 8 shall be reviewed during the time of building permit; these improvements include total landscaping, screening, parking areas, refuse area and drainage/storm-water management. The outside trash container is shown on the submitted site plan as enclosed and out of public view.

Engineering Comments: The City of Twin Falls Engineering Department has reviewed the application along with the Traffic Impact Study (TIS) prepared for and submitted by Maverick. Blue Lakes Blvd North is owned by the State and managed by the Idaho Transportation Department. Twin Falls City Engineering used the numbers provided by Maverick and in conjunction with ITD's Traffic Manual section 451.03 has determined that ITD shall require a right turn lane as warranted. Engineering feels this right turn lane is a benefit to the community and will help to offset the increased traffic impact Maverick will generate on the corner.

Conclusion:

Should the Commission grant this request as presented; staff recommends approval be subject to the following conditions:

1. Subject To Site Plan Amendments As Required By Building, Engineering, Fire, And Zoning Officials To Ensure Compliance With Applicable City Code Requirements And Standards.
2. Subject To Site Plan Amendments, as required by City Engineer and Idaho Transportation Department in regards to a potential right turn lane.

Attachments:

1. Letter of Request
2. Zoning Vicinity Map
3. Aerial Map
4. Applicant Submitted Site Plan
5. Applicant Submitted Elevations(6)
6. Exhibit from City Engineering Dept
7. Site Photos

Maverik, Inc.
880 W Center Street
North Salt Lake, Utah 84054

Re: Project narrative – SWC of Blue Lakes and Falls Ave.

March 21, 2013

Please find attached a Special Use Permit application for the construction of 24 hour/7 days week C-store with gasoline sales. The subject property is currently zoned C-1.

The proposed C-store building will be approximately 4790 feet. The building and the gas dispensers will be positioned towards Blue Lakes Blvd. The building has 22 ft high walls with 28 ft 7 inch high wall at the entrance. The architect features include stone veneer, stucco and concrete tile roofing. The trash dumpster will be enclosed within a three-sided block wall enclosure with a solid metal gate across the front access area. The house keeping pad located to the rear of the building. The site layout also includes a two picnic tables with trellis.

The plan including three signs: a wall sign, free-standing sign and company logo on the canopy. The height of the free-standing sign is 25 ft and has a copy area of approximately 94 sq ft.

Comments from Lighting Engineer:

- 1) All fixtures meet cut-off requirements.
- 2) All lights are directed to prevent light trespass into residential area.
- 3) No floodlights or spotlights facing residences.
- 4) No signage facing residences.
- 5) No light poles adjacent to residential area.
- 6) All gas canopy lighting is recessed into the canopy.

The site will utilize the existing accesses onto Blue Lakes Blvd and Falls Ave. A Traffic Impact Study is being prepared for staff review.

A typical new Maverik store employees approximately 18 people and has 4 employees on duty during peak times. Effect on adjoining properties will be similar to other businesses that are located on Blue Lakes Blvd.

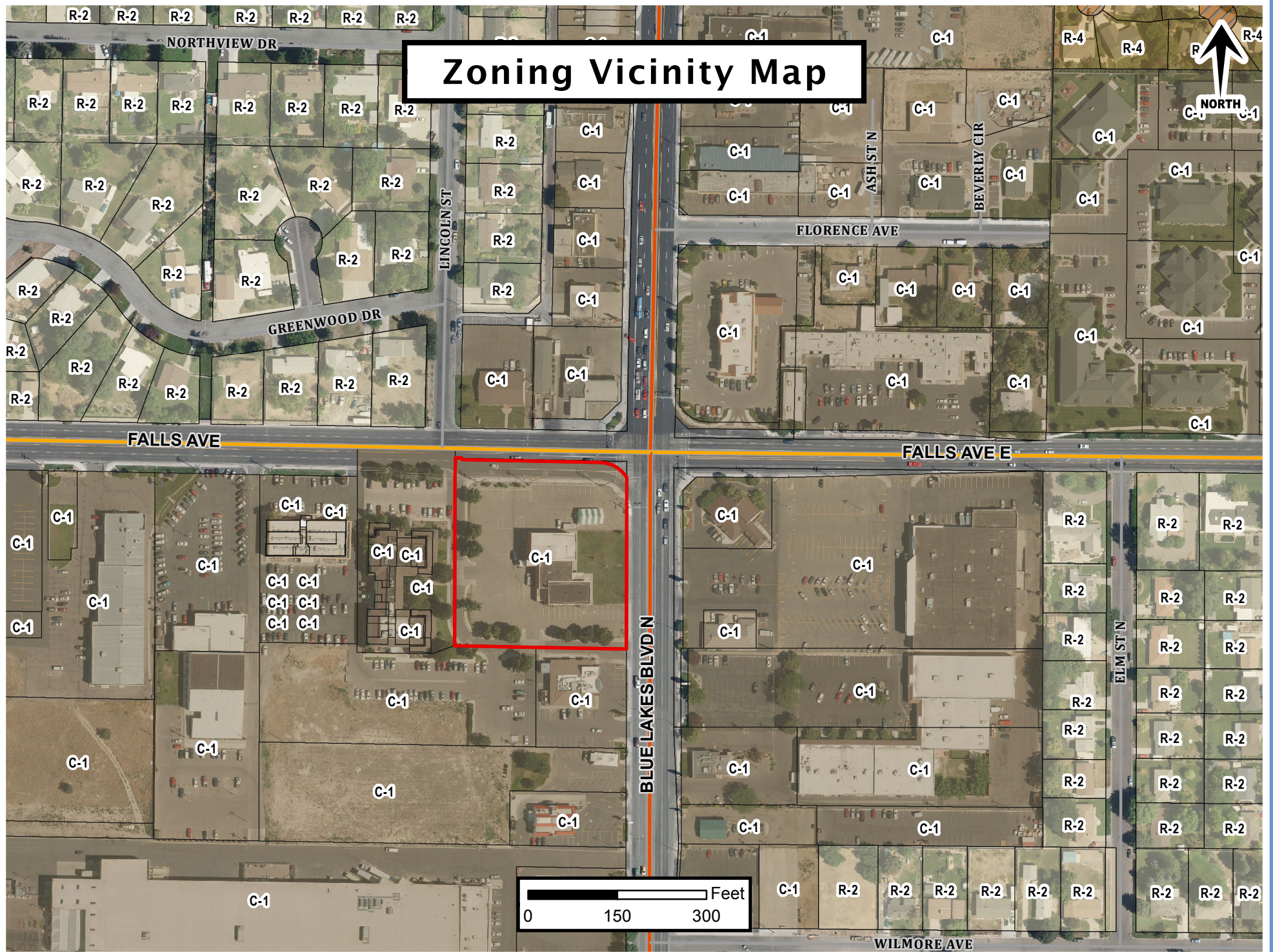
Thank you for your consideration of this application, if you have any additional questions please call me at (801) 520-4072 or e-mail at todd.meyers@maverik.com.

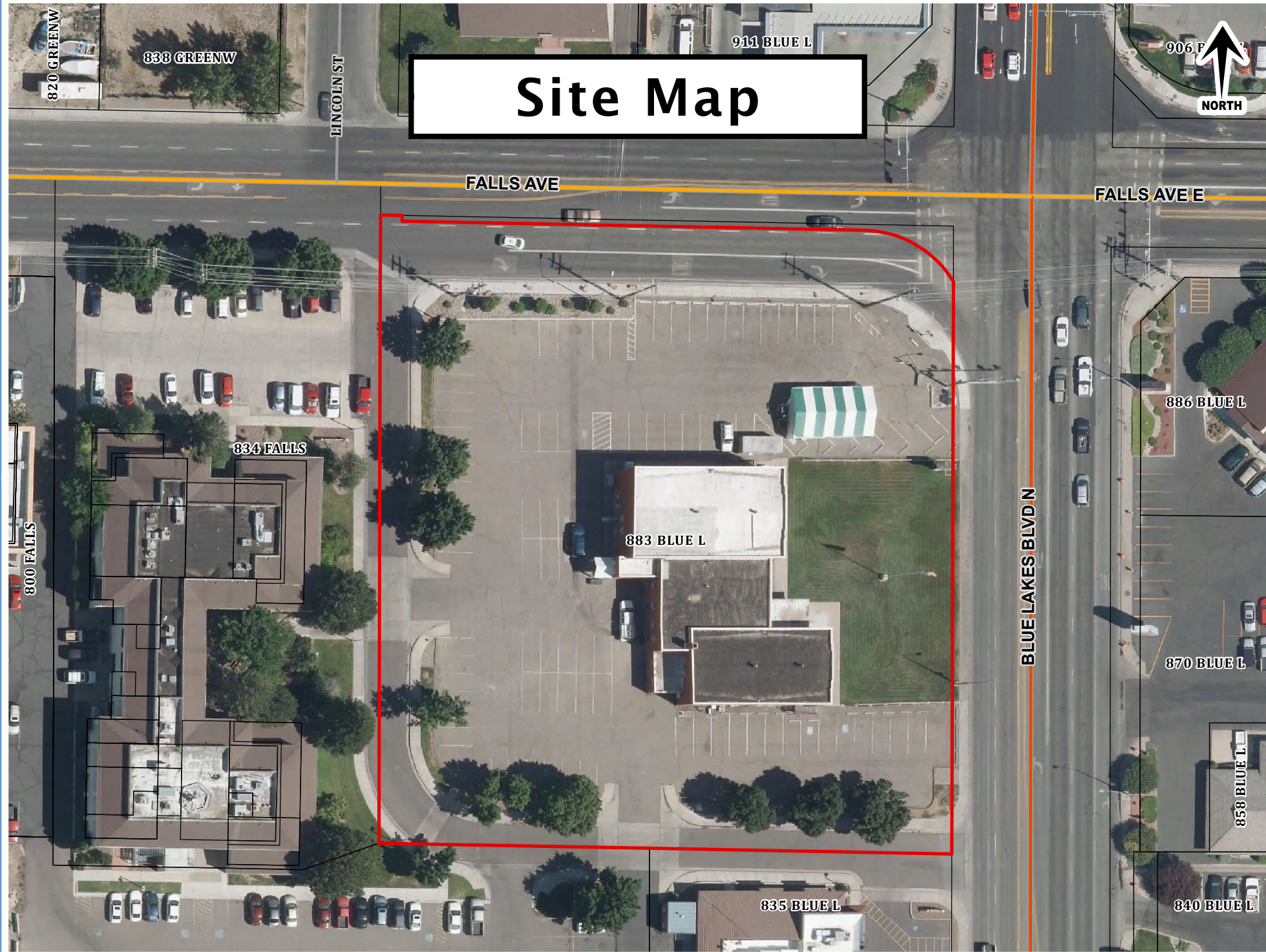
Sincerely,



Todd Meyers
Permits Manager

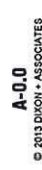
Zoning Vicinity Map





Site Map





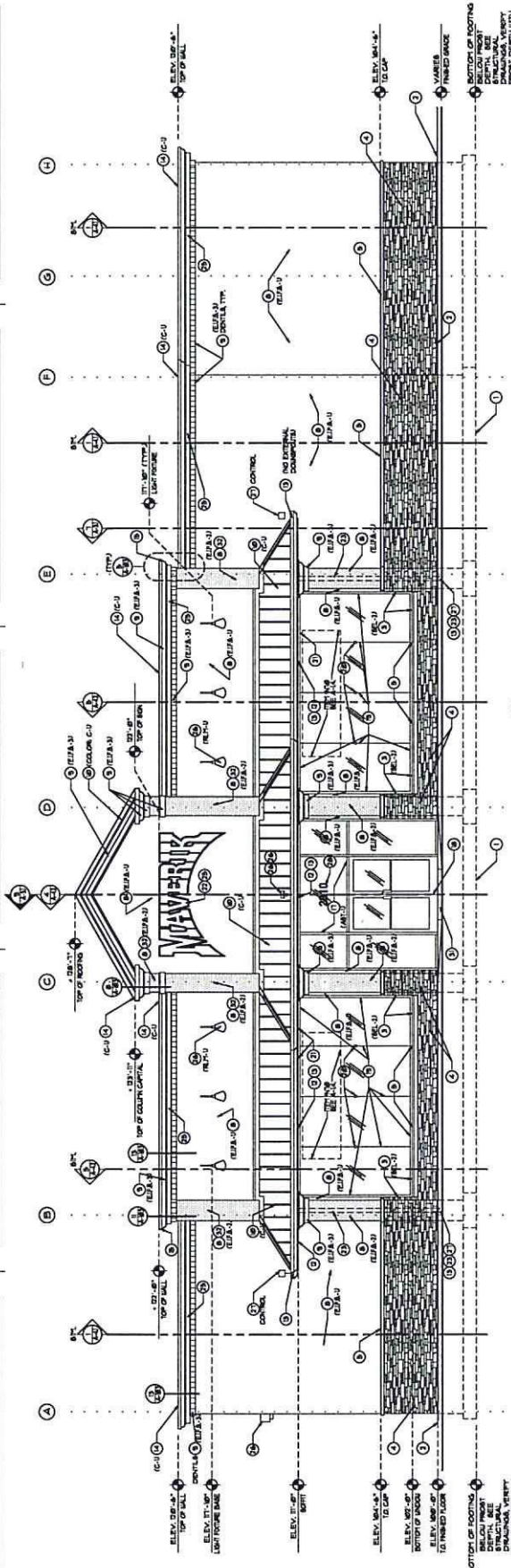
For dimensions and materials, see the project manual and specifications. Refer to the project manual and specifications for all details of construction. The project manual and specifications are the basis for the design and construction of the project. The project manual and specifications are the basis for the design and construction of the project.

MAVERIK
ADVENTURES FIRST STOP
STORE #???
MAVERIK, Inc.
SWC of Falls Ave &
Blue Lakes Blvd.
Twin Falls, ID 83301

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ARCHITECTURAL
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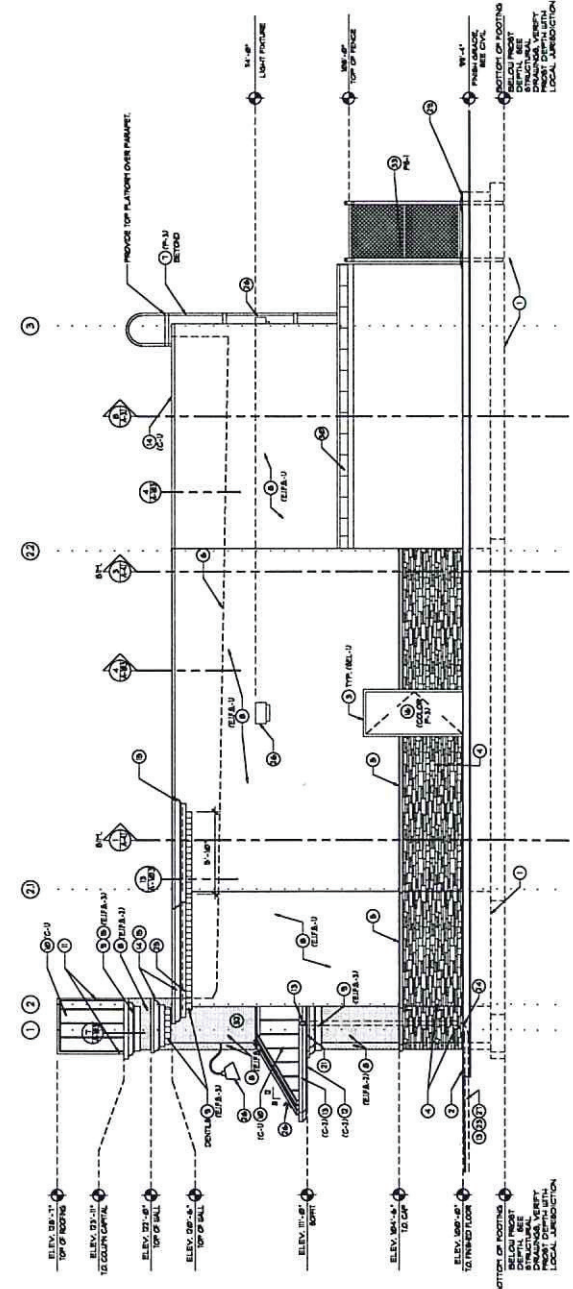
A-2.1
© 2013 DIXON + ASSOCIATES



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

REFERENCED NOTES:

1. GENERAL NOTES AND FOUNDATIONS SEE ARCHITECTURAL NOTES.
2. EXTERIOR FINISHES AND FOUNDATIONS SEE ARCHITECTURAL NOTES.
3. EXTERIOR FINISHES AND FOUNDATIONS SEE ARCHITECTURAL NOTES.
4. EXTERIOR FINISHES AND FOUNDATIONS SEE ARCHITECTURAL NOTES.
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2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

(COLUMN/INTERNAL CORNERS
FOUND ON SHEET A-2.1)



833 South 200 East
Salt Lake City, UT 84111
Phone: 801.595.8400
www.dynaluc.com

CONSULTANTS

NOTE:

Bid documents should not be separated or bound in part as to subcontractors. Bidders are responsible for all portions of the documents that pertain to the work covered by sub-bids. Bidders assume full responsibility for errors or misinterpretations resulting from use of partial sets of bid documents by itself or any sub-bidder.

ADVENTURE'S FIRST STOP
MAVERIK

STORE #???
MAVERIK, Inc.
SWC of Falls Ave &
Blue Lakes Blvd.
Twin Falls, ID 83301

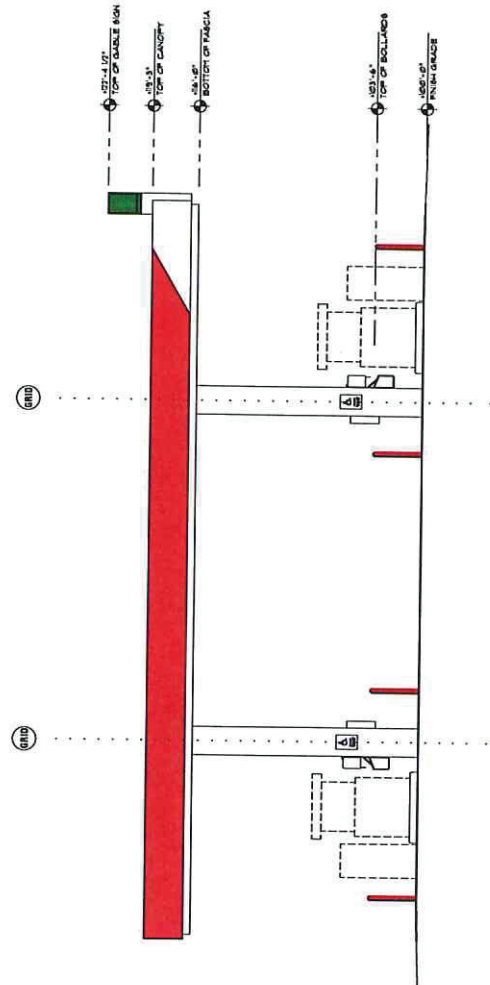
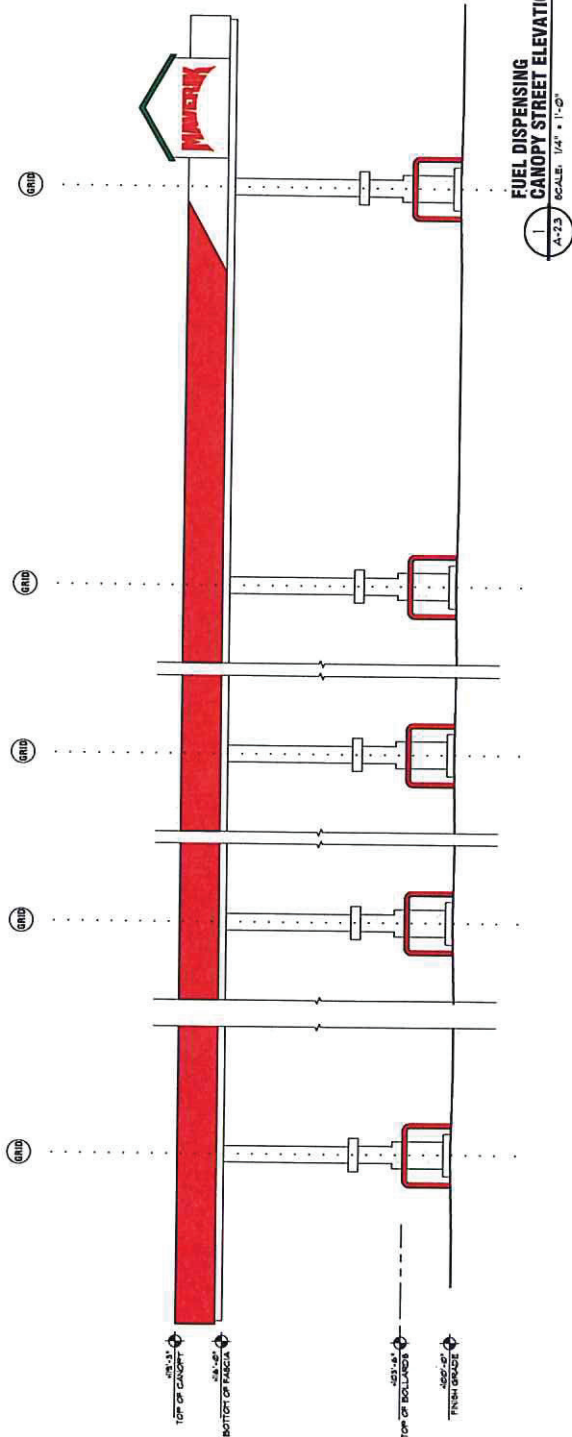
[illegible]

SWEET TIME

CANOPY
ELEVATIONS

A-2.3

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2 CANOPY END ELEVATION
A-23 SCALE: 1/4" = 1'-0"

REFERENCED NOTES:

- [illegible]

NOTE: But comments should not be interpreted as based on partial use of sub-bidders. Bidders are responsible for all portions of the document. This pertains to the work covered by sub-bids. Bidders assume full responsibility for errors or misinterpretations resulting from use of partial use of Submittal Documents by bid or any sub-bidder.

ADVENTURE'S FIRST STOP
MAVERIK

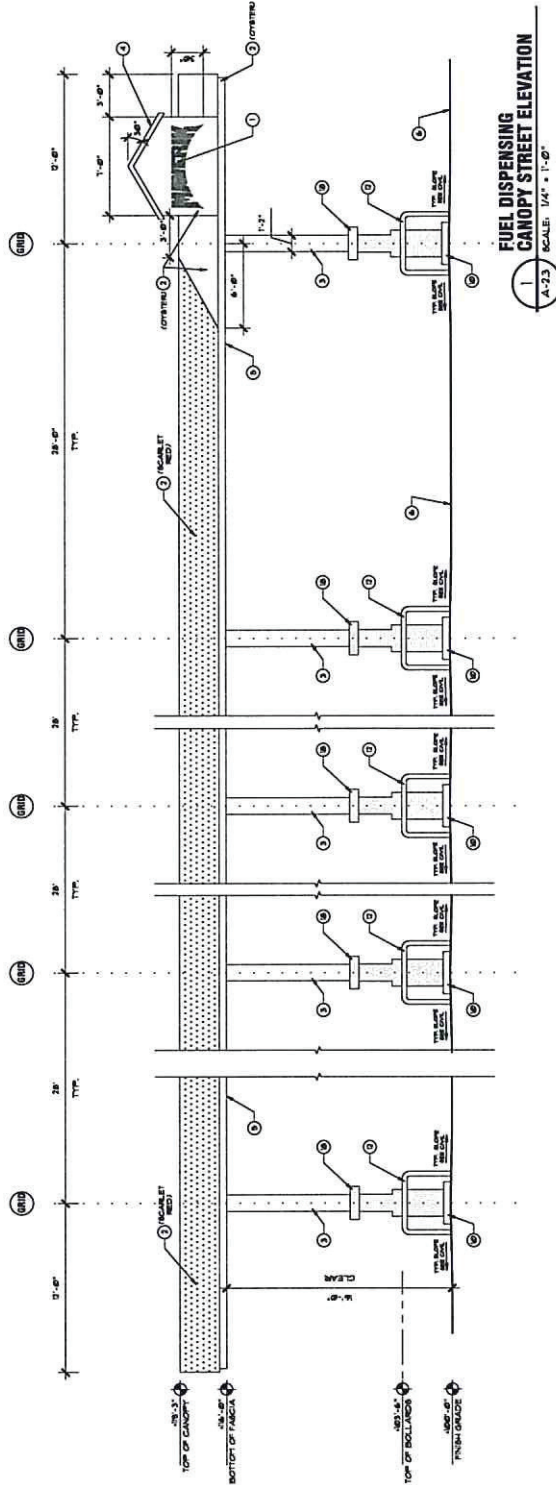
STORE #???
MAVERIK, Inc.
SWC of Falls Ave &
Blue Lakes Blvd.
Twin Falls, ID 83301

#	DATE	DESC.

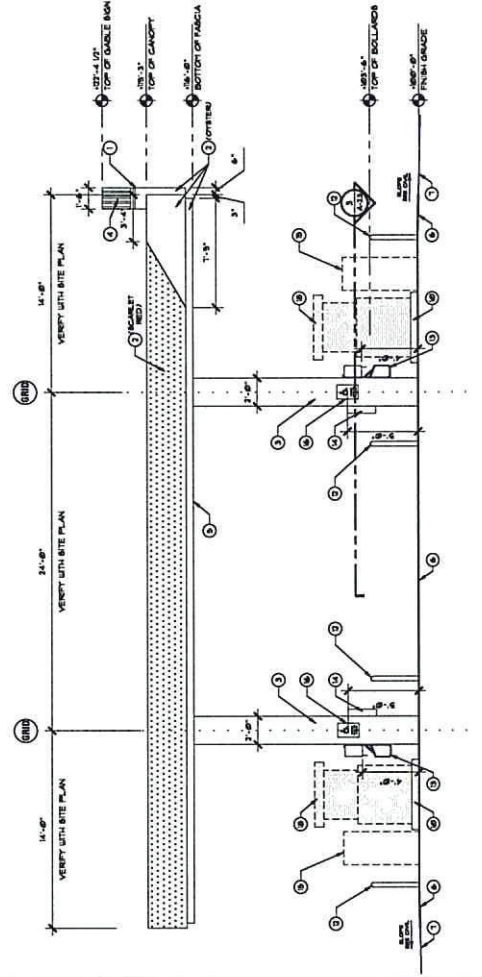
ISSUE:	MARCH 22, 2013
PROJECT NO:	M130113
DRAWN BY:	B.M.
CHECKED BY:	T.A.

CANOPY ELEVATIONS

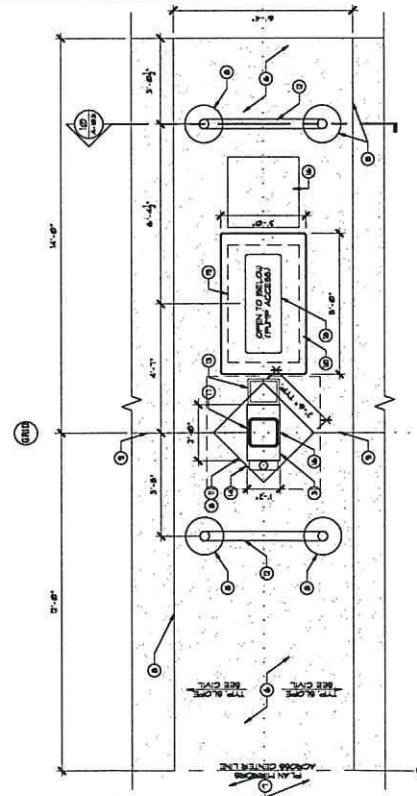
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**FUEL DISPENSING
CANOPY STREET ELEVATION**



2 CANOPY END ELEVATION



3 CANOPY COLUMN PLAN



Front of lot along Blue Lakes

05/06/2013 10:59 AM



North side of Lot along Falls

05/06/2013 11:00 AM



